

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 24 May , 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, S. Rock, C. Root, K. Thomson
Assistant Town Clerk, C. Hutchinson
1 member of the public
Councillor B McKeon, Bolton Ward Councillor

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE

PL 3124 Councillor Lavin outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3125 Apologies for absence were accepted from Councillors Downes and L. Rock due to illness, and from Councillor 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 3126 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 19 APRIL, 2012.

PL 3127 Moved by Councillor Baxendale
Seconded by Councillor S. Rock and
Resolved to approve the minutes of the meeting of the Committee held on 19 April 2012.

TO DISCUSS THE RECENT CHANGES IN PLANNING REGULATIONS AND ASSOCIATED MATTERS

PL 3128 This item had been deferred from the last meeting due to time constraints. The Chairperson reported that the new National Planning Policy had been launched in March, replacing previous guidelines in a noticeably more condensed form. On the same day, two other technical guidelines for National Planning Policy Framework were published. One referred to properties on floodplains and the second was technical guidance on minerals and mines, which is relevant to the developments on Georges Lane. Further new documentation also appeared at the same time concerning sites for travellers, again in a more condensed form from previous guidelines. It gives responsibility to the local authority to decide how many travellers sites it should provide. Of more relevance was the consultation on a new set of building regulations, which closed on 27 April, of which Council were not informed. The new proposals contain significant deregulatory elements, which will lead to a reduction in building regulations. This is of particular importance to the concept of neighbourhood planning

which will allow a town council to specify the quality of any building application it approves. The proposals received mixed reactions with a survey of planners showing a majority who do not believe that they will enhance the protection of the natural environment nor reduce delays in the planning process.

Attention was drawn to the alteration in the use of farm buildings, which although may enhance old buildings, may also be open to possible abuse by builders.

Other causes for concern were the problems which may be caused in the appeal process and also the possibility that the local planning authority may use Local Development Orders to relax planning control, if the impact could be seen as acceptable for areas where that authority wanted to promote social and economic growth. This could be seen as bypassing the system and again could be open to abuse and viewed as a very worrying trend.

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH

PL 3129

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.

87953/12

94 Vale Avenue

Removal of condition no. 3 and no.6 on application 87322/12 to allow for the retention of 2 no.vehicular accesses from Vale Avenue and Avonhead Close

87954/12

94 Vale Avenue

Erection of garden store, summer house and greenhouse.

Members were informed that the previous application had been to use the land as garden land and had been approved at both Horwich and Bolton planning committees. However the planning committee at Horwich did not have the details of the officer's report as it had been a delegated decision.

This had detailed a number of conditions as follows:

1. No garages, outbuildings other than those authorised by planning permission, due to the number of protected trees.
2. No fences, gates or walls.
3. No vehicular access into Avonhead Close.
4. Any storage equipment/machinery to be removed within 28 days.

The removal of two of these conditions would allow the retention of vehicular access at 2 points, which may facilitate further development which would be wholly inappropriate.

It was reported that there had been a number of objections from

neighbours on Avonhead Close although these were not planning matters. Members thought it reasonable to allow the construction of a garden store, greenhouse and summerhouse. Some Members felt that there was a possible threat to the large number of protected trees, which would be of detriment to the character and biodiversity of the surrounding area.

The meeting was suspended in order to allow the applicant to speak:

The applicant gave an assurance to Members that there would not be any development where the trees were sited. The request for vehicular access was to allow garden maintenance to take place. The only building work that had taken place was the maintenance of a retaining wall and installation of drains.

On return to Committee:

Some Members expressed concerns about possible 'garden grabbing' the term used when house building is done on a large garden area, affecting open green space. Some Members had concerns about the safety aspect concerning the amount of traffic on Vale Avenue and agreed it would be safer to use Avonhead Close.

Moved by Councillor Helsby

Seconded by Councillor McGeehan

Resolved to support this application by 7 votes to 0 with 1 abstention.

Moved by Councillor McGeehan

Seconded by Councillor Hlesby

Resolved to support this application by 7 votes to 0 with 1 abstention.

87824/12

8 Vale Coppice

Erection of external staircase and conversion of first floor to provide self contained accommodation.

Concerns were expressed at the visual impact of the external staircase but the plans showed that it would be partially covered by an extended roof.

Moved by Councillor McGeehan

Seconded by Councillor Helsby

Resolved to support this application by 5 votes to 2 with 1 abstention.

87837/12

Lamp post adj.340 Chorley New Road

Erection of 1 internally illuminated two sided projecting/hanging sign

Members expressed concerns about safety and vandalism and felt that it was an inappropriate location for such a sign, being totally out

of character with the surrounding area and leading to the danger of proliferation.

Moved by Councillor Thomson

Seconded by Councillor Helsby

Resolved to recommend refusal of this application by 7 votes to 0 with 1 abstention.

87842/12

80 Austins Lane

Erection of conservatory at side

Moved by Councillor Thomson

Seconded by Councillor Baxendale

Resolved to support this application by 7 votes to 0 with 1 abstention.

87903/12

53 Brooklands

Retention of house without complying with condition 5 on planning application 45216/94 (to facilitate conversion of garage into habitable room)

Members felt that this would lead to car parking problems and had concerns that the applicant had previously ignored the conditions of the original planning application by applying for retrospective planning permission for fencing.

Moved by Councillor Thomson

Seconded by Councillor McGeehan

Resolved to recommend refusal of this application by 7 votes to 0 with 1 abstention.

87916/12

St Anthony's Chapel, Chorley New Road

Installation of new external window and door openings, formation of disabled access ramp with external pathway, new pedestrian access gates and replacement of existing boundary fence with 2M high green barbican style fencing

Moved by Councillor S. Rock

Seconded by Councillor Thomson

Resolved to support this application by 7 votes to 0 with 1 abstention.

87917/12

254 Chorley new Road

Display of one banner on gable wall

As the applicant was known to her, Councillor Kellett declared an interest and left the meeting.

Members expressed concern at the nature of the sign and at its proposed size. Member expressed concerns on aesthetic grounds, although this was not a planning issue.

Moved by Councillor McGeehan
Seconded by Councillor Root
Resolved to recommend refusal of this application by 7 votes to 0.

Councillor Kellett then returned to the meeting.

87935/12

St Catherine's C of E Primary School, Greenstone Avenue
Erection of 2 wooden shelters to be used as outdoor classrooms,
together with the erection of a 2.4 M high boundary fence and gates
to main entrance to replace existing.

Members felt that there was a need for secure fencing and that the
outdoor classrooms were an extra outdoor facility to be used when
weather permitted.

Moved by Councillor McGeehan

Seconded by Councillor Thomson

Resolved to support this application by 7 votes to 0 with 1
abstention.

87947/12

11 Holmebrook Drive

Retrospective application for infilling of bottom part of garden
(raising of garden level by 0.5M)

The applicant had levelled the bottom of their garden without prior
planning permission and a neighbour who had objected on the
grounds that this was detrimental to the boundary fencing, which
they claimed had been damaged as a result. There were also
concerns about drainage. There were no planning officer comments
available.

Moved by Councillor Root

Seconded by Councillor Baxendale

Resolved to defer a decision about this application due to
insufficient information.

87984/12

Land Adjacent 1 Essex Street

Demolition of garages and erection of a detached dwelling.

Moved by Councillor Baxendale

Seconded by Councillor Root

Resolved to support this application by 7 votes to 0 with 1
abstention..

880077/12

Higher Wilson Fold Farm, High Rid Lane, Lostock

Amendments to conversion of barn into dwelling/house previously
approved 69791/04

Moved by Councillor McGeehan

Seconded by Councillor S. Rock

Resolved to support this application by 7 votes to 0 with 1 abstention.

CONTRARY PLANNING DECISIONS

PL 3130

87324/12

9 Higherbrook Close

Retention of house without complying with conditions 2 and 3 on application 49577/96 to allow garage to be converted into habitable room. Erection of a conservatory at rear.

This application had been recommended for refusal by Horwich Town Council due to concerns about the loss of street parking, but had been approved by Bolton Council

87615/12

Beta House, Enterprise Park

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

Horwich Town Council had approved change of use to either/or A2, B1 but recommended refusal of change of use to class D1 on grounds of possible unsuitable use. The full application had been approved by Bolton Council.

87617/12

4 Heather Close

Erection of single storey extension and a front porch

This application had been recommended for refusal by Horwich Town Council on grounds of the loss of neighbours' privacy and amenity and excessive fenestration but had been approved by Bolton Council

87664/12

111 Green Lane

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

This application had been recommended for approval by Horwich Town Council, but had been refused by Bolton Council

Correspondence: FOR INFORMATION ONLY

PL 3131

- a. Bolton council: email about enforcement action against unauthorised signage on Harrison Street.
- b. Councillor K. McGeehan: email to Bolton Council about issues around enforcement action against unauthorised signage on Harrison Street

Moved by Councillor Helsby

Seconded by Councillor S. Rock

Resolved that the correspondence be received.

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 21 JUNE 2012

