

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 21 June, 2012 commencing at 7.30 pm.

PRESENT: Councillors: J. J. Lavin (in the Chair), P. Baxendale, M. Downes, C. Flanigan, K. Helsby, J. Kellett, L. McCartin, K. McGeehan, K. Ramamurthy, L. Rock, S. Rock, C. Root, K. Thomson
Town Clerk, C. Hutchinson
Councillor A. Cunliffe, Bolton Ward Councillor, Horwich and Blackrod
Councillor L. Kell, Bolton Ward Councillor, Horwich and Blackrod

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE

PL 3134 Councillor Lavin outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3135 Apologies for absence were 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 3136 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 24 MAY, 2012.

PL 3137 An amendment to the minute was requested as follows:
Planning Application 87954/12
Erection of garden store, summer house and greenhouse.
The applicant said that she had provided a written undertaking that there would be no building on the site for 25 years.
Moved by Councillor S Rock
Seconded by Councillor Root and
Resolved to approve the amended minutes of the meeting of the Committee held on 24 May 2012.

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH

PL 3138 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.

88042/12

44 Fall Birch Road, Lostock

Erection of front and rear dormers

Moved by Councillor Baxendale

Seconded by Councillor Root

Resolved to support this application by 12 votes to 0 with 1

abstention

88055/12

5 Mason Street

Change of use from A3 to B1 office and D1 use. Erection of pitched roof over existing rear yard area.

In response to a query, it was noted that the proposed D1 use was to be a training area.

Moved by Councillor McGeehan

Seconded by Councillor Thomson

Resolved to support this application by 12 votes to 0 with 1 abstention.

88066/12

New Chapel URC Church, New Chapel Lane

Erection of single storey extension at front.

It was noted that Members were pleased to see an application relating to the continued use of this church.

Proposed by Councillor S. Rock

Seconded by Councillor McCartin

Resolved to support this application by 12 votes to 0 with 1 abstention.

88067/12

17 Avonhead Close

Erection of rear single storey extension and pergola in rear garden.

The Tree and Woodland Officer had commented that the proposed extension has sufficient clearance to a mature beech tree protected by a Tree Preservation Order which is situated in the rear garden.

However as the proposed pergola falls within the 'Tree Root Protection Zone' of the beech tree, the condition is required that any construction must avoid damage to the tree, with the surfacing beneath of a pervious nature, using no dig technology.

Proposed by Councillor Thomson

Seconded by Councillor Baxendale

Resolved to support the application with the condition detailed by the Tree and Woodland Officer by 12 votes to 0 with 1 abstention.

88075/12

Ivy Model Farm, Shepherds Drive

Formation of new vehicular access and service drive for construction purposes for a temporary period of 18 months.

Highways and Engineering had commented that Shepherds Drive has restricted width and limited visibility and that the proposed access would provide road safety benefits.

Proposed by Councillor Root

Seconded by Councillor S. Rock

Resolved to support this application by 12 votes to 0 with 1

abstention with the condition that the Planning Department ensure that the dry stone walls affected are repaired after the 18 month period, as per the undertaking by the applicant.

CONTRARY PLANNING DECISIONS

- PL 3139 87842/12
80 Austins Lane
Erection of a conservatory at side.
This application had been approved by Horwich Town Council, but had been refused by Bolton Council
- 87837/12
Lamppost adj. 340 Chorley New Road
Erection of 1 internally illuminated two sided projected/hanging sign. Horwich Town Council had recommended refusal on the grounds of traffic safety and inappropriateness, being totally out of character with the surrounding area and also leading to possible proliferation of similar signs. The application had been approved by Bolton Council and the Town Clerk was asked to contact the Planning Department to express Members' concerns.

Correspondence: FOR INFORMATION ONLY

- PL 3140 a. L.A.L.C: June newsletter; Autumn Conference 2012; Training Workshop 'General Power of Competence'; Vitalise circular
b. Bolton Council: Temporary Closure Order Fall Birch Road
c. Lancashire Minerals and Waste Local Plan: Consultation on Major Modification – New Policy from National Planning Policy
d. Invitation to official opening of St George's House on 4 July 2012
- 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 19 JULY 2012

- PL 3141 Moved by Councillor Helsby
Seconded by Councillor McCartin
Resolved to confirm the date of the next meeting as Thursday 19 July 2012

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

- PL 3142 L.A.L.C. Power of Competence Workshop and Autumn Conference
It was confirmed that the Town Clerk would attend training on the

Power of Competence and also the Autumn Conference in September. Any other Members who also wished to attend either of these to contact the Clerk as soon as possible.

Lancashire Minerals and Waste Local Plan

Members were informed by the Chair that new technical guidance had been included as the same day the National Policy Planning Framework had been launched. This guidance stated that if an area is designated for mineral exploration and excavation, planning permission can be granted automatically. This has significance for the quarrying operations on the site on Georges Lane, as the planning authority will include this in their planning policy. As result this could allow developers carte blanche for mineral development.

Housing Development in Adlington

It was reported that this application had been withdrawn.

Application for 3 Wind Turbines at Chadwicks Farm .

It was reported that this application had been refused by Bolton Council Planning Committee.

The Chairperson, thanked everyone for their attendance and declared the meeting closed at 7.55 pm.

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Chairperson

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Date