

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 19 July, 2012 commencing at 7.55 pm.

PRESENT: Councillors: J. J. Lavin (in the Chair), P. Baxendale, M. Downes, C. Flanigan, K. Helsby, J. Kellett, K. Ramamurthy, L. Rock, S. Rock, K. Thomson  
Town Clerk, C. Hutchinson  
Councillor S. Pickup, Bolton Ward Councillor, Horwich and Blackrod  
1 member of the Press  
7 members of the public

**CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE**

PL 3143 Councillor Lavin outlined the procedure.

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

PL 3144 Apologies for absence were accepted from Councillor Root who was away and Councillor McCartin who was unwell.

**TO REMIND MEMBERS TO MAKE A DECLARATION CONCERNING ANY MATTERS TO BE DISCUSSED DURING THE MEETING OF WHICH THEY HAVE AN INTEREST**

PL 3145 None.

**TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 21 JUNE, 2012.**

PL 3146 Moved by Councillor Lavin  
Seconded by Councillor Thomson and  
Resolved to approve the amended minutes of the meeting of the Committee held on 21 June 2012.

**PLANNING APPLICATIONS**

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

**TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH**

PL 3147 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.

Councillor L. Rock left the meeting at this point.

88158/12

9 Hillside Avenue

Erection of two storey extension with basement at side and changes to rear elevation including formation of garden terrace.

Although this was a very large extension to the existing dwelling, no objections had been received.

Moved by Councillor Thomson

Seconded by Councillor Baxendale

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

88189/12

60 The Linkway

Installation of 2 new display windows to front elevation.

Moved by Councillor Downes

Seconded by Councillor Baxendale

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

88201/12

318 Chorley New Road

Continued use of ground floor as sandwich and cake shop (Class A3)

Members felt that further details were required, as the premises in question had not been, and was currently not being used for the purpose applied for.

Proposed by Councillor Flanigan

Seconded by Councillor Helsby

Resolved to defer a decision on this application, pending clarification, by 8 votes to 0 with 1 abstention.

88209/12

Land at Matchmoor Farm, Matchmoor Lane

Restoration of land by importing sub-soils and inert materials (to allow future use for agriculture and grazing of livestock)

Councillor Kellett declared a personal interest, as the applicant was known to her.

The Chairperson informed Members that this one of an ongoing series of application relating to land reclamation, agricultural buildings, living accommodation and variations to planning conditions affecting this site over the last few years. The purpose of the current application was to bring back semi derelict land into agricultural use. In principal, the restoration of former quarry working was admirable. However Members were asked to consider the following points:

1. Was the importation of landfill material a genuine attempt to make good the land for agricultural use? Councillors were reminded of the example of a failed reclamation scheme (the considerable cost of remediating which fell on Bolton Council) on the site of a proposed riding school adjacent to the Blackrod bypass.
2. The Chairperson was concerned that the success of a previous planning application for the continued use of a

temporary building as an agricultural dwelling would lead to automatic approval of a permanent dwelling after three years, thus altering the nature of the site.

3. Unauthorised alterations had already occurred on the site, involving the loss of part of a Site of Biological Importance after the granting of a previous application (85706/11) for the importation of landfill material.
4. This application to remediate part of the site had been approved with conditions by the Planning Committee, despite the objections of Horwich Town Council, Greenspace and the Greater Manchester Ecology Unit. The applicant applied for a variation to the attached planning conditions and a site visit by a planning officer and an officer from the geological unit found that an area of SBI had already been destroyed. The officer subsequently recommended relaxation of the conditions as there was nothing left to preserve.
5. Again the opinion of Horwich Town Council had been ignored.

It was accepted that it was important to look at each application on its own merits. With regard to the current application, it was noted that Bolton Greenspace had recommended refusal due to the biological importance of Horwich Moor, and the protection of the biodiversity of these habitats. Similarly Greater Manchester Ecology Unit pointed out that this site is both a UK Biodiversity Priority Habitat and a Greater Manchester Biodiversity Habitat and the unit expressed great concerns that these habitats would be significantly damaged by the current proposals.

Proposed by Councillor Helsby

Seconded by Councillor Thomson

Resolved to recommend refusal of the application on the grounds of the recommendations from Greenspace and Gmeu regarding the importance of preserving upland heath on nature conservation grounds, in line with Bolton Council's LDF Strategic Objective 12 and Strategy Policy CGI - 1 by 8 votes to 0 with 1 abstention.

88213/12

Horwich Parish C of E Primary School, Church Street

Formation of roof over existing courtyard **and**

88214/12

Horwich Parish C of E Primary School, Church Street

Listed building consent for formation of roof over existing courtyard.

Proposed by Councillor Baxendale

Seconded by Councillor Downes

Resolved to support both applications by 8 votes to 0 with 1 abstention.

882227/12

19 Butterwick Fields

Erection of first floor extension at side.

Proposed by Councillor Thomson

Seconded by Councillor S. Rock

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

88250/12

60 The Linkway

Erection of 1 internally illuminated 'Harveys' fascia sign, 2 internally illuminated 'Bensons' fascia signs and 1 non illuminated aluminium goal post feature with 'welcome' vinyl text

Proposed by Councillor Baxendale

Seconded by Councillor Flanigan

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

88272/12

9 Lambeth Close

Erection of single storey side/rear extension together with conversion of garage to habitable room.

This was a very large extension, but there had been no objections.

Proposed by Councillor Downes

Seconded by Councillor S Rock

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

88284/12

Land at rear 3 Nelson Street

Change of use of open land to private residential garden

It was felt that this was an acceptable use and would not be out of keeping, although it was accepted there was a general problem with lack of parking provision in that area.

Proposed by Councillor Baxendale

Seconded by Councillor Thomson

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

#### CONTRARY PLANNING DECISIONS

PL 3148

87953/12

94 Vale Avenue

Removal of condition nos 3 and 6 on application 87322/12 to allow for the retention of 2 vehicular accesses from Vale Avenue and Avonhead Close.

This application had been approved by Horwich Town Council, but had been refused by Bolton Council

87947/12

11 Holmebrook Drive

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

Horwich Town Council had deferred making a decision on this application due to insufficient information. This application had subsequently been approved by Bolton Council.

CONSULTATION: BOLTON COUNCIL: HOUSE EXTENSIONS:REVISED SUPPLEMENTARY PLANNING DOCUMENT

- PL 3149            This document had been prepared by Bolton Council for consultation purposes. It provided general advice on planning for those house extensions requiring planning permission including general design and materials, heritage considerations and impact on neighbouring properties and the street scene. A summary of the contents of this document had been circulated to all Members for information. This was noted by Members without comment

CORRESPONDENCE: FOR INFORMATION ONLY:

- PL 3150            a. Bolton Council:Temporary road closures and restrictions: Ironman Triathlon/Ironkids Race 2012  
b. Bolton Council: Temporary road closure: King Street, Horwich  
c. Network Rail: Ordsall Chord (Northern Hub) Consultation under Section 42 (a) of the Planning Act 2008  
d. Lancashire Waste and Minerals: Framework Update  
e. South Ribble Borough Council: Site Allocations and Management Development Plan document

Moved by Councillor Helsby

Seconded by Councillor Baxendale

Resolved that the correspondence be received

TO CONFIRM THE DATE OF THE NEXT MEETING OF THE COMMITTEE AS 23 AUGUST 2012

- PL 3151            Proposed by Councillor Baxendale  
Seconded by Councillor Kellett  
Resolved that the next meeting of the Committee as 23 August 2012

OTHER PLANNING MATTERS: FOR INFORMATION ONLY|:

PL 3152

Illuminated Sign on Chorley New Road

This was a contrary planning decision, recommended for refusal at Horwich but approved by Bolton Council. The details of the company advertising on the sign were being investigated as it appeared that they may be using the BMW trademark without permission. It was suggested that if the planning department had

liaised with the enforcement department on this matter, then Horwich Town Council's refusal of this application may not have been overridden by Bolton. It was reported that external legal proceedings were now being taken against the company involved.

Proposed Application for a Wind Turbine on Walker Fold Road

Residents had turned up to object to this application and were informed that a decision would not be made at Horwich Town Council, as the application site was outside the parish boundary in Smithills ward. The Town Council had been made aware that due to the height of the proposed turbine, it would be visible from some areas in the Horwich Parish. Residents were advised to lobby the relevant ward Councillors on Bolton Council planning committee, putting their objections in writing and also to request a site visit. Advice was also given that there were national guidelines available which could be accessed on the DOE website.

Ironman Competition

The Town Clerk was asked to find out if the many yellow signs around the town advertising this event were official and permission had been accessed through the proper channels.

Site on Longworth Road

The Town Clerk was asked to find out what was happening to this site, following the demolition of the existing building four years ago, which had been recommended for refusal by the Town Council. The site was presently boarded up and overgrown and due to be put up for auction again.

The Chairperson, thanked everyone for their attendance and declared the meeting closed at 8.57 pm.

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Chairperson

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Date

