

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, 23 August, 2012 commencing at 7.30 pm.

PRESENT: Councillors: J. J. Lavin (in the Chair), K. Helsby, J. Kellett, K. McGeehan, K. Ramamurthy, C. Root, K. Thomson
Town Clerk, C. Hutchinson
1 member of the public

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE

PL 3153 Councillor Lavin outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3154 Apologies for absence were accepted from Councillors Flanigan and S. Rock due to work commitments and Councillors Baxendale, Downes, McCartin and L. Rock due to illness.

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

PL 3155 None.

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

PL 3156 Moved by Councillor Helsby
Seconded by Councillor Thomson and
Resolved to approve the amended minutes of the meeting of the Committee held on 19 July 2012.

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH

PL 3157 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.

88380/12

5 Brinks Row, Wilderswood

Removal of conservatory, red brick wall and shed and construction of a garden room.

It was noted that this was the first application received for a structure with a green roof and Bolton Council had confirmed that they had no policy in place to provide guidance. It was confirmed that this would be a mixture of mixed native plants and grass which would encourage wildlife and was sited in the middle of a conservation area. In response to a query it was confirmed that minimum maintenance would be required, the structure would be well insulated and of proper construction.

Moved by Councillor Thomson

Seconded by Councillor Helsby
Resolved to support this application by 6 votes to 0 with 1
abstention

88338/12
24a Longworth Road
Change of use from Class D2 to Class B8

This was the site of the former mortuary building adjacent to
Horwich Resource Centre. The site had been used as a storage and
distribution area by a local company providing bar packages and
services. There had been several objections from nearby residents on
the grounds of night time noise and parking issues, which were of
concern to Members, as this was a mainly residential area.

Moved by Councillor Helsby
Seconded by Councillor Root
Resolved to support this application by 6 votes to 0 with 1
abstention with the condition that the premises should not be used
for unloading or loading of vans between the hours of 10.00 pm and
6.00 am in order to protect the amenity of residents.

88367/12
Higher Wilson Fold Farm High Rid Lane
Conversion of stable block into one three bedroom dwelling.
Proposed by Councillor Root
Seconded by Councillor Helsby
Resolved to support this application by 6 votes to 0 with 1
abstention with the condition that the recommendations of
Greenspace regarding bats and nesting swallows are implemented.

8374/12
Premex House, Futura Park
Siting of diesel generator at rear
Proposed by Councillor Helsby
Seconded by Councillor Thomson
Resolved to support this application by 6 votes to 0 with 1
abstention.

88407/12
Land at Chorley Place, Chorley New Road
Variation of condition 8 and removal of conditions 7 and 12 on
application 87062/11 (Erection of 32 dwellings (substitution of
house types and amended layout including new parcel of land)

This was a variation in house types from a previous application
which had been granted with conditions. The applicant has now
applied for variation on condition 8, a requirement for a Phase II
report, which they see as unnecessary, along with the removal of two

further conditions, condition 12 which specifies the amount of space as 6 metres between a garage and the highway and condition 7 which is the requirement for a specified drainage plan, due to the danger of run off from nearby polluted land.

It was also noted that the affordable housing in the original application has now been replaced by larger homes.

Proposed by Councillor Helsby

Seconded by Councillor Root

Resolved to support this application by 5 votes to 1 with 1 abstention with the condition that condition 12 is implemented to the satisfaction of Bolton Council Highways officers.

88412/12

2 Portland Place

Erection of single storey side extension and first floor front extension

There had been no objections received.

Proposed by Councillor Rock

Seconded by Councillor Helsby

Resolved to support this application by 6 votes to 0 with 1 abstention.

88415/12

Tesco, Mansell Way

Erection of canopies, alterations to road layout and street furniture and cladding of wall.

Members were informed that this would be a collection service for customers who had ordered shopping online. The facility will be within the existing car park and will not affect existing traffic management or pedestrian safety.

Proposed by Councillor Thomson

Seconded by Councillor Helsby

Resolved to support this application by 6 votes to 0 with 1 abstention.

88393/12

23 Purbeck Drive

Erection of single storey extension at front to form bay window.

There had been no objections received.

Proposed by Councillor Thomson

Seconded by Councillor Root

Resolved to support this application by 6 votes to 0 with 1 abstention.

88400/12

55 Old Lords Crescent

Retention of conservatory at rear

It was queried as to why permission was required as it was already

built. It was suggested that the requirement for planning permission had changed with regard to conservatory size, but Members expressed concerns that this information had not been made available prior to the meeting.

Proposed by Councillor Helsby

Seconded by Councillor Thomson

Resolved to support this application by 6 votes to 0 with 1 abstention.

88425/12

Aptus House, Star Vale, Star Lane

Erection of one non illuminated fascia sign

This was a very large sign but the building was sited in an industrial area and not out of place. There had been no objections received.

Proposed by Councillor Helsby

Seconded by Councillor Root

Resolved to support this application by 6 votes to 0 with 1 abstention.

88426/12

Aptus House, Star Vale, Star Lane

Change of use of existing workshop to form additional office space

Proposed by Councillor Helsby

Seconded by Councillor Thomson

Resolved to support this application by 6 votes to 0 with 1 abstention.

88496/12

36 Alexandra Road

Erection of two storey extension at rear

This was a terraced property and there had been an objection from the next door neighbour on grounds of loss of natural light, which is a planning consideration. Members felt that a site visit should have been undertaken for this reason..

Proposed by Councillor Helsby

Seconded by Councillor Root

Resolved to refuse this application by 5 votes to 1 with 1 abstention.on the grounds that, in view of the objection from the neighbour, a site visit should have been undertaken.

8851/12

Former Lostock Filling Station, Chorley New Road

Change of use from garage forecourt to hand car wash service (for a temporary period of 3 years)

It was pointed out that this business had been in operation since June, although planning permission had only just been applied for. There had been an issue identified with disposal of effluent on the highway and its effect on neighbours, but was not viewed by the

planning department as a planning consideration. There was a query raised about the temporary nature of this application, due to concerns about the possibility of a future claim of a right to stay by the applicant. However it was confirmed that the temporary application for use was related to the issue of responsibility for remediation of the petrol tanks on site.

Proposed by Councillor Helsby

Seconded by Councillor Thomson

Resolved to support this application by 6 votes to 0 with 1 abstention, drawing the attention of Bolton Council to the fact that there is a need for identification of responsibility for the remediation of the petrol tanks on the site.

88526/12

69 Alexandra Road

Lawful development certificate for proposed dormer at rear
Again Members had concerns that insufficient information was available on the website. It was confirmed that the owner was seeking to establish whether the proposed dormer was permitted development, in the event of a resale of the property.

Proposed by Councillor Helsby

Seconded by Councillor Ramamurthy

Resolved to support this application by 6 votes to 0 with 1 abstention.

Additional Planning Application Ref: PP - 02132368

Site on Telford Street

Application for 14 x 2 bed and 2 x 4 bed dwellings to replace previous approved scheme for 8 x 2 bed, 9 x 3 bed and 2 x 4 bed dwellings.

Members were informed that the original application had not proved viable and the site had since become derelict and used for fly tipping. The new application was for a smaller development of affordable homes by a social housing provider. It was noted that the a request had been received from the planning department for an urgent decision. This was in order to take advantage of various funding streams available and it was confirmed that there was a September deadline for bids to the homes and community agency.

Proposed by Councillor Root

Seconded by Councillor Thomson

Resolved to support this application by 6 votes to 0 with 1 abstention.

CONTRARY PLANNING DECISIONS

PL 3158 None.

Correspondence: FOR INFORMATION ONLY

- PL 3159
- a. Bolton Council: Winter Hey Lane – Resurfacing Works
 - b. Bolton Council: Planning Appeal: Application 87802/12
The Greenwood Arms, 567 Chorley New Road.
 - c. Bolton Council: Planning Appeal: Application 87306/12
Matchmoor Riding Centre, Matchmoor Lane.
 - d. Greater Manchester Minerals Plan: Consultation on Proposed
Modifications
 - e. Central Lancashire Core Strategy: Adoption Statement – The
Town and Country Planning (Local Planning) (England)
Regulations 2012

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

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 20
SEPTEMBER 2012

- PL 3160
- Moved by Councillor Helsby
Seconded by Councillor McCartin
Resolved to confirm the date of the next meeting as Thursday 20
September 2012

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

- PL 3161
- Localism Bill
It was noted that recently over 100 quangos had been abolished. These had provided oversights on various environmental issues and it could be viewed that this was part of a slackening of safeguards with regard to the provision of green belt. A view was also expressed that the implementation of the Localism Bill with regard to neighbourhood planning may lead to planning constraints being overridden.
- Resurfacing on Winter Hey Lane
Concerns had been raised about the closure of Mason Street during the resurfacing works and it was noted that some Members felt that it had not been made clear in the information provided by Bolton Council that these would be partial closures, with detours in place.
- Enforcement Update
The Town Clerk was asked to request an update on enforcement action concerning North West BMW whose vehicles had re-appeared on Chorley New Road with new signage, following action by BMW UK with regard to illegal signage.

The Chairperson, thanked everyone for their attendance and declared the meeting closed at 8.32pm.

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Chairperson

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Date