

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 18 October, 2012 commencing at 7.30 pm.

PRESENT: Councillors: J. J. Lavin (in the Chair), C. Flanigan, K. Helsby, J. Kellett, C. Root
Town Clerk, C. Hutchinson
Bolton Ward Councillors: K. McKeon and R. Silvester

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE

PL 3172 Councillor Lavin outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3173 Apologies for absence were accepted from Councillors Baxendale, Downes and McCartin due to illness, Councillors S. Rock and McGeehan due to work commitments, Councillors L. Rock and Thomson due to personal commitments and Councillor Ramamurthy who was away.

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

PL 3174 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 20 SEPTEMBER 2012.

PL 3175 Resolved to approve the minutes of the meeting of the Committee held on 20 September 2012.

BOLTON COUNCIL: CONSULTATION DOCUMENTS:

- a. Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule
- b. Draft Affordable Housing Supplementary Planning

PL 3176 Members were being asked for comments as part of Bolton Council's consultation process. It was noted that Council was also being asked to comment on the proposed changes to the Draft Allocations Plan and this would be an agenda item for discussion in November.

a. Community Infrastructure Levy (CIL)

CIL is being promoted by the government as a means of planning gain, as a replacement for S106, a levy set by each local council, calculated on developments of more than 100 sq m of floor space or those creating more than 1 dwelling. There were concerns that the process could be open to possible abuse. Members' main concern was the discrepancy in the proposed charging rates for retail premises in Bolton's CIL, as the charge would be substantially higher outside the Bolton town centre zone i.e. up to £150 per sq m outside as opposed to £5 per sq m within Bolton town centre. This was likely to have a detrimental

effect on Horwich towncentre and other areas across the borough. There was some discussion about the difference between convenience and comparison retail as this had not been made clear in the consultation document.

There were two issues raised, firstly the concerns about the likely detrimental effect on Horwich town centre due to the zonal difference in cost for retail units and secondly a query was raised as to where monies raised in Horwich would be spent and who would decide this. Members felt strongly that any levy raised in Horwich should be used for the benefit of the people of Horwich.

b. Draft Affordable Housing Supplementary Planning

Members felt that the aims and intentions of this document, as summarised were admirable, however there were some shortcomings. It was thought that the practice of commuted sums, when the council received monies to be spent on providing affordable housing off site when it was not possible to provide it on site, was not an equitable one for Horwich. Such monies may not necessarily be used to provide other affordable housing in the town. There was also the concern about the emphasis on the provision for 50% of social housing dwellings to be 3 bedroom or larger. It was agreed that, due to demographic changes there was clearly a greater need for smaller units, and these in turn would free up larger properties for use by large families.

It was resolved that the Town Clerk contact Bolton Council and pass on the Council's comments on both these documents, as detailed in the minute.

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3177 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.

88603/12

10 Stocks Park Drive

Erection of two storey extension at side

There had been no objections and no comments.

Resolved to support this application by 4 votes to 0 with 1 abstention.

88647/12

24 Wood Street

Retention of decking at rear.

This was a retrospective planning application for a structure that had been erected without planning permission. There had been two objections received from neighbours on the grounds of loss of privacy due to the height of the structure.

Resolved to refuse this application by 4 votes to 0 with 1 abstention.

88653/12

Kia Dealership, 79 The Linkway

Use of vacant adjacent unit as a car showroom (sui generis) to form single trading unit together with new mezzanine to rear of showroom and installation of new shop front.

There had been no highway objections.

Resolved to support this application by 4 votes to 0 with 1 abstention

88732/12

Burnage, New Chapel Lane

Erection of two storey side extension and single storey rear extension.

This was a semi detached property and it was noted that this was an application for a considerable change and increase in size . An objection had been received from the next door neighbour on several grounds including loss of light, proximity of proposed extension leading to prevention of maintenance of some parts of the neighbouring property as well as the height of the garden and the ownership of the water supply.

Members were of the opinion that as these were in the main difficulties causing friction between neighbours of adjoining properties in a rural area, planning officers should be asked to mediate and suggest compromise agreement.

Resolved not to comment on this application and to ask that this application should be referred back to the planning department for officers to reach a compromise agreement with both parties, by 4 votes to 0 with 1 abstention.

88742/12

Sunnydaze, 91 Lee Lane

Change of first floor from flat to storage space.

There had been no objections. Resolved to support this application by 4 votes to 0 with 1 abstention.

88747/12

Westrees, Princess Road, Lostock

Erection of single storey rear extension, front porch and changes to elevations.

There had been no objections.

Resolved to support this application by 4 votes to 0 with 1 abstention.

88753/12

80A Lee Lane

Retention of externally illuminated fascia sign.

This sign had been put up without planning permission. Highways had commented that the light would cause minimum distraction to drivers, although some Members expressed concerns about the possible effect on the light affecting nearby residents in first floor flats.

Resolved to support this application by 3 votes to 0 with 2 abstentions.

88787/12

Tesco Superstore, Mansell Way

Erection of 7 non illuminated directional signs and fascia signage to new 'click and collect' canopy facility

There had been no objections from Highways.

Resolved to support this application by 4 votes to 0 with 1 abstention.

CONTRARY
PL 3178

PLANNING DECISIONS:

88496/12

36 Alexandra Road, Lostock

Refused at Horwich Town Council on the grounds that a site visit had not taken place, despite a neighbour's objections due to loss of natural light. This had subsequently been approved with conditions by Bolton Planning Committee

Correspondence: FOR INFORMATION ONLY:

PL 3179

- a. Bolton Council: notice of an application for the registration of land at Cedar Avenue playing field as a town or village green
- b. SELRAP: letter and information about the campaign to re-open the Skipton-Colne railway line
- c. Bolton Local Heroes: email about nomination for community champion

Resolved that the correspondence be received.

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 18 OCTOBER 2012:

PL 3180 Resolved to confirm the date of the next meeting as Thursday 22 November 2012

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3181 Growth And Infrastructure Bill
Although this bill has not yet become an Act of Parliament, it includes regulations which will make it more difficult to register land as either a town or village green. It will exclude land which has either planning permission or has been identified for possible development in a local plan, as is the case with Cedar Avenue playing fields, which raises cause for concern with regard to the application for registration of this area as a town or village green.

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Application for a wind turbine on Walker Fold Road
It was reported that this application for a 79.6 metre high wind turbine on a green belt site had been refused by Bolton Council Planning Committee. In reply to a query it was confirmed that Bolton Council had yet to issue a policy on wind turbines

The Chairperson, thanked everyone for their attendance and declared the meeting closed at 8.10pm.

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Chairperson Date

