

## **HORWICH TOWN COUNCIL**

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 22 November, 2012 commencing at 7.45 pm.

**PRESENT:** Councillors: J. J. Lavin (in the Chair), M. Downes, C. Flanigan, K. Helsby, J. Kellett, K. Ramamurthy, C. Root, K. Thomson  
Town Clerk, C. Hutchinson  
Bolton Ward Councillor R. Silvester  
Mr Graham Bee, Emerson Group

### **CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE**

PL 3182 Councillor Lavin outlined the procedure.

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

PL 3183 Apologies for absence were accepted from Councillors Baxendale, McCartin and L. Rock due to illness, and Councillors S. Rock 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 3184 None.

### **TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 22 NOVEMBER 2012.**

PL 3185 Resolved to approve the minutes of the meeting of the Committee held on 22 November 2012.

### **BOLTON COUNCIL: CONSULTATION: PROPOSED CHANGES TO THE DRAFT ALLOCATIONS PLAN**

PL 3186 Members were disappointed to learn that there had been no notice taken of previous comments made about this plan. Members expressed great concern about the proposal of Horwich College campus as a housing development site. There were also concerns about the encroachment onto Green Lane playing fields by the proposal for additional housing adjacent to Singleton Avenue.

#### **Resolved to move out of Committee**

Councillor Silvester informed Members that the possible closure of Horwich College had been agreed by the principal and that neither Horwich Town Council or Bolton Council had the power to prevent the college from closing. Members were particularly concerned about the loss of further education provision from the town. It was noted that the area was a brownfield site.

A query was raised about S106 funds being spent on play provision on Green Lane and it was confirmed that this had recently been installed at the bottom end of Green Lane.

Members were pleased to learn that two sites had been removed

from the Plan. These were Highland Road/Gloucester Avenue which was now community garden area and in addition an application for village green status had been submitted for Cedar Avenue playing fields and there had been no objections from Bolton Council.

Councillor Silvester was thanked for providing this information and **it was resolved to return to Committee**

## PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3187            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.

88901/12

Middlebrook Car Park, the Linkway

Erection of building to form two restaurants (Class A3) together with car parking, landscaping and associated works.

It was noted that a previous application for one restaurant and one takeaway on the same site had already been approved at Horwich Town Council.

**It was resolved to move out of Committee** to allow Mr Graham Bee of the Emerson Group to answer any questions Members may have about this application.

Mr Bee confirmed that the present application was for a larger floorspace area of 6,000 sq ft and had been amended to one restaurant unit, with some elevational changes.

Members expressed great concern about increased traffic congestion, lack of parking and safety issues, as at certain times such as weekends and on match days the area was grid locked due to the amount of traffic and felt that the proposed development would worsen the situation.

Members were informed that traffic movement was continually monitored and Emerson believed that car parking provision was adequate, although issues had been noted with regard to Middlebrook workers using car spaces outside retail outlets.

However Mr Bee agreed to take back the suggestion that Emerson could negotiate with Bolton Wanderers to allow additional parking on the Reebok car park at busy periods. Members were informed that approximately 25 – 30 jobs would be created by this new development. It was also noted that there was good public transport links to Middlebrook.

**Resolved to return to Committee** and Members were pleased that Emerson had consulted with Council on this application and would do so on further development. Mr Bee was thanked for his

attendance.

Resolved to support this application

By 7 votes to 0 with 1 abstention.

88729/12

377 Chorley New Road

Demolition of existing double garage and erection of single storey extension at side.

There had been no objections received. It was noted that the existing flat roof would be replaced by a pitched roof.

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

88816/12

Supawash, Chorley New Road

Additional use of carwash/valet centre for display and sale of cars

Although there were some concerns about the application being in a residential area, there had been no objections received and it was noted that it used to be a busy petrol station.

Resolved to support this application by 6 votes to 0 with 2 abstentions.

88842/12

Draycott, Chorley Old Road

Erection of a first floor extension at side together with internal alterations.

There had been no objections received.

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

88886/12

Roundabout adjacent Crown Hotel, Chorley New Road

Erection of 2 non-illuminated pole mounted advertisement signs.

These were standard roundabout sponsorship signs and would be positioned on the advice of highways and it had been confirmed by the planning officer that any addresses would appear on the signs. There were also some queries with regard to the proportions of the signs as they appeared on the application, as they seemed to be longer than the dimensions indicated.

Resolved to support this application, by 6 votes to 0 with 2 abstentions subject to assurance by the planning department that the dimensions of the signs would be as stated in the application i.e.

1.2m wide by 0.6m high,

88926/12

Bolton Golf Club, Chorley New Road, Lostock  
Erection of “on course” toilet facility

Although there had been no objections to this application, comments had been received from Landscape Development and Design at Greenspace Management with several proposals for improvement of the design and to make it more environmentally friendly and unobtrusive.

Resolved to support this application by 7 votes to 0 with 1 abstention, with the condition that the architect’s recommendations are incorporated in the construction of the facility..

88941/12

Rear of 149 Chorley New Road  
Change of use from workshop to motorcycle MOT station

There had been no objections received, however some Members expressed concerns about the dangers of storing flammable materials in this environment and requested clarification from the planning department on this issue.

Resolved to refuse this application by 6 votes to 0 with 2 abstention, due to concerns regarding the storage of flammable materials.

CONTRARY  
PL 3188

PLANNING DECISIONS:

88647/12

24 Wood Street  
Retention of decking at rear

This had been refused at Horwich Town Council and had since been withdrawn by the applicant

88732/12

Burnage, New Chapel Lane  
Erection of two storey sided extension and single storey rear extension

Horwich Town Council chose not to make a decision on this application, but instead to request that as it was causing some friction between neighbours it should be referred back to the planning department for officers to reach compromise agreement on the issues in question.

The application had been approved by Bolton Council and Members were not pleased to learn that their recommendation had been ignored. The Town Clerk was asked to write to the Chief Planning Officer, Mr Tim Hill expressing Members’ concerns.



