

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 20 December, 2012 commencing at 7.35 pm.

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

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE

PL 3192 Councillor Lavin outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3193 Apologies for absence were accepted from Councillors Baxendale, Downes and L. Rock due to illness, Councillors S. Rock due to work commitments, Councillor McCartin due to another commitment and Councillor Flanigan 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 3194 None.

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

PL 3195 Resolved to approve the minutes of the meeting of the Committee held on 22 November 2012.

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3196 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.

88962/12

6 Langstone Close

Erection of two storey extension at side including conversion of garage to habitable room and erection of porch at front.

There had been no objections received.

Resolved to support this application

By 5 votes to 0 with 1 abstention.

88985/12

Land adj Draycott, Chorley Old Road

There had been no objections received and no objections from Highways.

Resolved to support this application by 5 votes to 0 with 1

abstention.

88991/12

30 Silver Birch Close, Lostock

Erection of single storey rear extension and dormer at front together with first floor extension to detached garage.

Comments had been received from the Tree and Woodlands Section who reported that one tree which was protected by a TPO had been removed and had recommended new planting to the rear of the property.

Objections had been received from a neighbour on grounds of boundary issues, blocking of light and the proposed extension not being in keeping with properties in the area.

A further objection had been received from the developer on the grounds that their permission will be required for any such works to this extent to this property, via a covenant in the original purchase agreement. Substantial amendments would be required before consent could be allowed.

Resolved to refuse this application by 5 votes to 0 with 1 abstention on the grounds that, as specified in the covenant in the original purchase agreement, the applicant will require permission from the developer for works to this extent on this property.

89001/12

40 – 44 Winter Hey Lane

Replacement of existing fascias, projecting sign and ATM surrounds

There had been no objections received.

Resolved to support this application by 5 votes to 0 with 1 abstention

89058/12

4 & 6 Glabyn Avenue, Lostock

No 4 Glabyn Ave – Erection of a first floor extension over garage and part single/part two storey extension at rear, together with the erection of a porch at rear and first floor extension over front porch to enlarge front bedroom.

No 6 Glabyn Ave – Erection of a first floor and two storey extension at rear and a first floor extension at front to enlarge front bedroom

Members commented that was it refreshing to see that two neighbours had consulted and agreed to jointly make improvements to their respective properties.

Resolved to support this application by 5 votes to 0 with 1 abstention.

89096/12

Former Moorgate Quarry, Shepherds Drive
Retrospective permission for engineering works and improved access arrangements

89097/12

Former Moorgate Quarry, Shepherds Drive
Retention of portable building used as security lodge

Members expressed their concerns at both of these applications, as it was felt that planning enforcement was not being properly applied in cases like this, whilst acknowledging that due to redundancies, planning officers were being required to undertake enforcement and relying on reports from members of the public.

Resolved to refuse both applications 89096/12 and 89097/12 by 5 votes to 0 with 1 abstention and also resolved to submit a written request that application 89096/12 should be decided at a meeting of Bolton planning committee rather than by delegated decision.

88911/12

Horwich Parkway Railstation, Arena Approach
Extension to existing car park to provide 95 additional parking spaces.

Although this application did not fall within the Horwich Parish, Bolton Council planning department wished to make the Town Council aware of the proposal given its proximity to Horwich and its use for Horwich residents.

Resolved to support this application by 5 votes to 0 with 1 abstention.

CONTRARY PLANNING DECISIONS:

PL 3197 None

Correspondence: FOR INFORMATION ONLY:

- PL 3198
- a. Bolton Council: letter from Mr Tim Hill, Chief Planning Officer re app 88732/12 Burnage, New Chapel Lane
 - b. Bolton Council: notification of planning appeal app 87494/12 Chadwick's Farm, Lostock Lane
 - c. Planning Inspectorate: decision re The Greenwood Arms, 567 Chorley New Road: appeals allowed
 - d. Planning Inspectorate: decision re Matchmoor Riding Centre, Matchmoor Lane: appeal dismissed
 - e. BMW Group: acknowledgement of letter sent to BMW UK re Unauthorised use of trade name by a local company
 - f. DEFRA: information about projects to improve resilience in

Communities at significant risk of flooding in England.

Resolved that the correspondence be received.

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 20 DECEMBER 2012:

PL 3199 Resolved to confirm the date of the next meeting as Thursday 24 January 2013

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3200 Application 88732/12 Burnage, New Chapel Lane
 Members were in a receipt of a letter from Mr Tim Hill, Chief Planning Officer with regard to the approval of this application by Bolton Council. Members found this unsatisfactory and that their recommendations had been completely misunderstood. Some Members felt that the Planning Department was quite often dismissive of the views of Horwich Town Council. However the view was expressed that the Town Council does have influence, as its decisions are frequently referred to at Bolton Planning. Members did agree that the planning committee at Horwich did miss the expertise and advice of a planning officer.

Notice of Planning Appeal, Chadwick’s Farm, Lostock Lane
 The Town Clerk was asked to write to the Planning Inspectorate to endorse the Town Council’s view on this application.

Appeal Decisions on the Greenwood Arms, Chorley New Road
 The Town Clerk was asked to write to Tim Hill for an assurance that conditions will be enforced for the Greenwood development, having noted the decision of the Planning Inspectorate.

Alteration to Planning Regulations
 Members had concerns about the recent alterations to planning regulations with regard to electrical regulations. It was felt that regulations are being watered down, leading to safety concerns and confusion for householders with regard to the different schemes in operation.

Policing of Landfill and Fly Tipping
 This was a major problem in many areas but it was reported that mobile inspectors can be contacted by telephone to report complaints about landfill and fly tipping.

The Chairperson, thanked everyone for their attendance and declared the meeting closed at 8.14pm.

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 Chairperson Date

