

## **HORWICH TOWN COUNCIL**

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 24 January, 2013 commencing at 7.35 pm.

**PRESENT:** Councillors: J. J. Lavin (in the Chair), K. Helsby, K. Ramamurthy, L. Rock, S. Rock, C. Root, K. Thomson

Bolton Ward Councillors present: K. McKeon, R. Silvester

Town Clerk, C. Hutchinson

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

PL 3201 Councillor Lavin outlined the procedure.

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

PL 3202 Apologies for absence were accepted from Councillor Kellett who was on Bolton Council business, Councillors Baxendale, Downes and McCartin due to illness and Councillor Flanigan due to another commitment.

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

PL 3203 None.

### **TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 20 DECEMBER 2012.**

PL 3204 Resolved to approve the minutes of the meeting of the Committee held on 20 December 2012.

### **PLANNING APPLICATIONS**

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

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

PL 3205 89159/12  
Reebok Stadium and Bolton Arena, Burnden Way  
Development of sport/leisure (class D2), education (class D1) and office (class B1) facilities including erection of a new sports building, additional facilities to Bolton Arena, additional 5-a-side pitches together with associated works including highways improvements and landscaping (outline application: access details only)

Concern was expressed at the lack of consultation by Burnden Leisure with local stakeholders such as the Town Council, despite the inclusion of a statement of community involvement in the application. All the Town Council had received was an email about an exhibition at the Arena. This is in contrast to the application for the original development on this site when three partners, Orbit and Bolton Wanderers, who provided the finance and Bolton Council,

whose contribution was to provide land, established consultation with the Town Council, whose views were noted. Although Members had no objection to expansion in principle, the concern was that the plan for office facilities was an extremely large development on land that had originally been provided by Bolton Council. There were also concerns about the Arena development on an area exposed to a flood plain and it was noted that clear proposals needed to be put in place to counteract this risk. Members were pleased to learn that Northern Footpaths had requested a condition to protect an existing public right of way.

### **Resolved to move out of Committee in order to allow a member of the public to speak**

Mr Graham Bee representing the Emerson Group informed Members that Emerson had nothing to do with this application and although had no objections to the proposed sport and educational facilities, there were serious concerns about the proposed office development at the Reebok Stadium. There was already spare office capacity on the Middlebrook site, due to the current economic climate and it was difficult to see how the proposed office building would fund the education and sports development. In his opinion, there was currently no market for further office space on this development. Also a covenant existed on the land leased to Bolton Wanderers between the Arena and the police station. However the main concern was that of traffic congestion, which was already considerable at peak times, due to the amount of traffic generated by existing businesses. It was estimated that the new development could bring an additional 1,500 employees to the site, adding to traffic and parking problems as there were no significant alterations to highway management being proposed in this application, which was of great concern when also taking the proposed Loco Works development of 1,600 houses and 15 hectares of employment land into account. There were concerns about the fact that the proposed educational facility was to be sited in an area with a serious risk of flooding. The visual impact of the proposed office development was also questioned.

Mr Bee was thanked for the information provided.

### **On return to Committee**

Members discussed the issues that had been raised and while in agreement that the commercial viability of any development was not the Town Council's problem, the prospect of a substantial increase in traffic congestion was of great concern.

Unanimously resolved to refuse this application by 7 votes to 0 with 0 abstentions on the grounds of traffic management and parking and also concerns about flooding risks. The Town Clerk was requested to contact Burnden Leisure to express the Town Council's

dissatisfaction with the lack of consultation with the community at the pre-application stage.

89226/12

Land at Ox Hey Lane, Ox Hey Lane, Lostock

Erection of a single storey pavilion building, together with associated works including landscaping and car parking and the removal of temporary buildings.

There had been some objections from residents with regard to traffic and safety issues around the site, but it was envisaged that these would be addressed. It was thought that the new permanent structure did not appear overly obtrusive.

Resolved to support this application by 5 votes to 2 with 0 abstentions.

88135/12

Westrees, Princess Road, Lostock

Erection of first floor extension and porch at front and detached garage.

There had been no objections received.

Unanimously resolved to support this application by 7 votes to 0 with 0 abstentions.

89142/12

Brantwood, Princess Road, Lostock

Erection of single storey extension at side and rear, porch at front, alterations to entrance and installations of three skylights

There had been no objections received.

Unanimously resolved to support this application by 7 votes to 0 with 0 abstentions.

89199/12

The Crown, Chorley New Road

Erection of attached garden shelter with open sides and balustrading.  
Erection of fencing to form protected patio area.

There had been some objections received from residents with regard to existing noise nuisance outside the property, however it was noted that the shelter was to be sited at the rear of the property adjacent to the car park.

Unanimously resolved to support this application by 7 votes to 0 with 0 abstentions.

890224/12

192 Brownlow Road

Change of use from detached house to two semi detached houses including extension of roof to include dormer porch, changes to

elevations and erection of double detached garage with new access to Brownlow Road and brick wall at front

There had been a previous application of this type with the addition of three additional houses on the site which had been refused on the basis of over development. This was a large detached house on a substantial piece of land, which had become neglected and overrun for several years.

Unanimously resolved to support this application by 7 votes to 0 with 0 abstentions.

89236/12

9 The Strand

Erection of a single storey pitched roof extension at front.

There had been no objections received.

Unanimously resolved to support this application by 7 votes to 0 with 0 abstentions.

89242/12

Lever Park School, Stocks Park Drive

Erection of single storey extension

Members were concerned about the proximity to nearby houses, mindful of the history of previous applications for portacabins and poly tunnels on this site. There was some doubt as to whether residents had been consulted on this matter.

Unanimously resolved by 7 votes to 0 with no abstentions to support this application, with the proviso of confirmation from the planning department that residents had been consulted on this application.

89269/13

80A Lee Lane

Retention of externally illuminated sign.

There had been no highway objections and it was noted that this application was for an illuminated sign of the same dimensions as the original sign.

Unanimously resolved to support this application by 7 votes to 0 with 0 abstentions

89271/13

19 Rotherhead Close

Retention of house without complying with condition 03 on application 49826/96 (to enable garage to be converted to habitable room)

There had been no objections received but highways had requested that the existing driveway be extended to accommodate two cars.

Members felt that this was a prime example of planning restrictions being waived by attempting to ignore attached conditions

Resolved to refuse this application by 6 votes to 1 with no abstentions on the condition that it was contrary to the existing planning condition 03.

CONTRARY PLANNING DECISIONS:

PL 3206 88941/12  
Rear of 149 Chorley new Road  
Change of use from workshop to motorcycle MOT station

This had been approved with conditions by Bolton planning following refusal at Horwich Town Council on grounds of concern about the storage of flammable materials. In response to these concerns it had been confirmed that there will be no flammable substances and materials stored on the premises. The premises is only large enough to test one motorcycle at a time and noise from the test will be minimum and no greater than the busy front and rear road surrounding the property.

88991/12  
30 Silver Birch Close, Lostock

This had been approved with conditions by Bolton planning following refusal at Horwich Town Council. The reference to extensive works to the garage had since been withdrawn from this application.

Correspondence: FOR INFORMATION ONLY:

PL 3207

- a. Bolton Council Environmental Services: proposed waiting restrictions at Blackrod Station
- b. Bolton Council: temporary road closure (no.8) Order 2013 High Rid Lane, Old Hall Lane
- c. Chorley Council: Chorley Local Plan 2012 – 2016 notice of submission of documents

Resolved that the correspondence be received.

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 21 FEBRUARY 2013:

PL 3208 Resolved to confirm the date of the next meeting as Thursday 21 February 2013

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3209 Notification of Old Market Site Consultation

Members had received notification of a resident consultation event by St Vincent’s Housing Association regarding a proposed plan for affordable housing on just over half the old market site. It was noted that this site had previously been earmarked for a super clinic and it was disappointing that once this site had been developed there would be no other suitable sites in Horwich available for this purpose. It was also noted that the original clinic development had not taken place due to withdrawal of funding.

Enforcement Action on Julia Street

It was noted that following complaints about obstruction of the pavement by building materials on Julia Street, action had been taken by Streetcare to address this problem. Both Councillor Cunliffe and the Town Clerk were thanked for their intervention in this matter.

Enforcement Action by Bolton Planning

The Town Council had yet to be regularly informed about enforcement activity, as had been requested and as yet, had received no response regarding the letter sent to the Chief Planning Officer on this and other matters. It was also noted that the Greenwood site had now been repossessed by the mortgage lender.

The Chairperson, thanked everyone for their attendance and declared the meeting closed at 8.40 pm.

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Chairperson

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Date