

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 21 February, 2013 commencing at 7.35 pm.

PRESENT: Councillors: K. Thomson (in the Chair), C. Flanigan, K. Helsby, J. Kellett, L. McCartin, L. Rock, C. Root
Town Clerk, C. Hutchinson

Bolton Ward Councillors present: A. Cunliffe, K. McKeon, R. Silvester
1 member of the public.

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE

PL 3210 Councillor Thomson outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3211 Apologies for absence were accepted from Councillors Baxendale, Downes and Lavin due to illness, Councillor S. Rock due to work 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 3212 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 24 JANUARY 2013

PL 3213 Resolved to approve the minutes of the meeting of the Committee held on 24 January 2013.

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3214 In order to reserve her right to vote on Bolton Council's Planning Committee where decisions about planning would be made, Councillor Kellett would not take part in the discussion or voting.

89252/13

Land adj Hole Hill Farm, Edge Lane

Proposed change of land use to equestrian use and erection of stable block for 6 horses, 1 fee/hay/bedding store and 1 tack store.

Members expressed concerns about possible traffic safety issues with regard to the narrowness of Edge Lane and the requirement for a larger area to enable vehicles to access the site safely. There had been several objections from nearby residents who raised concerns about the effect on the application on the Green Belt, along with issues about traffic safety and the potential for attracting crime.

Following a site visit, the Planning Officer had produced a detailed report which stated that the proposed development complies with policy and would not harm the purpose or visual amenity of the Green Belt. It would be compatible with the character and appearance of the area, would not unduly harm the amenity of neighbouring residents, would not jeopardise highway safety, affect the integrity of the public right of way, would not increase crime and would not increase flooding in the area. The report recommended that approval should be given to this application, with the attachment of two conditions, that the existing container and caravan be removed from the site on completion of the new stables and the site reinstated to grass, and that the use of the stables should be limited to the applicant and her family and not used for any business purposes as this would not be appropriate for a Green Belt location.

Resolved to support this application by 5 votes to 0 with 2 abstentions, with conditions as detailed in the Planning Officer's report.

89295/13

70 Chorley New Road, Lostock

Erection of part single part two storey extension at rear, first floor extension at side, installation of roof lights to side and rear elevations and replacement porch at front together with the conversion of the garage to habitable room.

It was noted that the proposal for a double garage had since been withdrawn from the application. Highways had requested that the proposed plan should be amended to show a turning area to allow all vehicles to enter and leave in forward gear.

Resolved to support this application, subject to the amendment requested by Highways, by 6 votes to 0 with 1 abstention

89336/13

79 The Linkway

Erection of 2 internally illuminated canister style logos, 1 internally illuminated canister style letters and 1 non illuminated dealer name sign.

There had been no objections received.

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

89356/13

60 Church Street

Listed building consent for the replacement of front door and ground floor window.

There had been no objections received. It was noted that other nearby properties have had both doors and windows replaced by the same manufacturer.

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

89373/13

26 Mill View Lane

Listed building consent for the erection of a single storey rear extension and raising of rear chimney stack &

89382/13

26 Mill View Lane

Erection of a single storey rear extension and raising of rear chimney stack

There had been no objections received. It was noted that these proposals were from an applicant who was registered disabled and were required for reasons of long term health. Members felt that it was important to support such an application.

Resolved by 6 votes to 0 with 1 abstention.

89374/13

24 Winter Hey Lane

Change of use to taxi booking office

Although there had been no objections received, some concerns were raised about parking restrictions and highway safety, although the applicant had given an assurance that this would not be an issue.

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

84409/13

Land at Curteis Street

Erection of 12 three bedroom dwellings

There had been no objections received. Members were pleased to learn that this application would provide family housing at affordable rent with easy access to town centre facilities. Consultation with the public had already taken place and the attendees at the event had been broadly supportive of the application which they felt would bring an improvement to the area.

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

CONTRARY PLANNING DECISIONS:

PL3215 89242/12
Lever Park School, Stocks Park Drive

Members had resolved to support this application with the proviso that neighbouring residents had been consulted. The planning department had confirmed that nos 15 – 21 Bond Close had been consulted, as adjoining neighbours and no objections had been received. This application had been approved with conditions by Bolton Planning Committee.

TO CONSIDER THE RESPONSE FROM MR TIM HILL, BOLTON COUNCIL'S CHIEF PLANNING OFFICER TO HORWICH TOWN COUNCIL'S LETTER SETTING OUT MEMBERS CONCERNS' ABOUT PLANNING ENFORCEMENT IN HORWICH:

PL 3216 With regard to the concerns raised about planning applications for the Moorgate Quarry site, it was confirmed that any decision had been deferred until after a site visit had taken place. The Town Clerk informed Members that, as requested, information about planning enforcement cases was now being supplied with the weekly list of planning applications. The Town Clerk was asked to contact Mr Hill to inform him that the contents of his letter had been noted, with thanks by Members.

TO CONSIDER THE PROPOSED PROHIBITION OF RIGHT TURNS ON A673 BOLTON ROAD, ANDERTON UNDER THE ROAD TRAFFIC REGULATIONS ACT 1984 BY LANCASHIRE COUNTY COUNCIL:

PL 3217 Councillor Root declared an interest as she was a resident who would be directly affected by these proposals.

This had been brought to the attention of the Town Council by a Member who as a resident of Scholes Bank had received a consultation letter about this proposal, which was being done as the road traffic element of the development by St Marys JFC of Scholes Bank playing fields. Members had concerns that residents would have to drive a considerable distance to make a right turn and would lead to increased traffic congestion in this area. Members felt that there was a lack of an explanation as to why these measures were necessary. It was noted that the Town Clerk had contacted Lancashire County Council to express concern that, as a neighbouring authority, Horwich Town Council had not been consulted about these proposals and had requested an extension to the closing date for receipt of comments, to enable Members' views to be taken into consideration.

Resolved by 6 votes to 0 with 1 abstention that the Town Clerk

write to Lancashire County Council Highways Department to request a full explanation as to why such proposals are necessary

TO DISCUSS THE RESPONSE FROM NATHANIEL LITCHFIELD AND PARTNERS ON BEHALF OF BURNDEN LEISURE WITH REGARD TO THE RECOMMENDATION FOR REFUSAL OF PLANNING APPLICATION 89159/12 MIDDLEBROOK MASTERPLAN BY THE TOWN COUNCIL AT THE PLANNING COMMITTEE HELD ON 24 JANUARY 2013:

PL 3218 It was noted that Westhoughton Town Council had also resolved to refuse this application. Members had received copies of correspondence along with the Town Clerk's reply which had stated that the Planning Committee was a public meeting and Members would have welcomed any representation that had been made. the correspondence was noted and Members felt that the reply from the Town Clerk adequately dealt with issues raised.

Correspondence: FOR INFORMATION ONLY:

PL 3219

- a. Update on affordable housing consultation event – former Horwich market site
- b. Bolton Council: invitation to Two Towns Area Forum on 26 February at Horwich Resource Centre
- c. NALC: policy consultation 'Adapting to Climate Change'

Resolved that the correspondence be received.

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

PL 3220 Resolved to confirm the date of the next meeting as Thursday 21 March 2013

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3221 None.

The Chairperson, thanked everyone for their attendance and declared the meeting closed at 8.16 pm.

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Chairperson

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Date

