

HORWICH TOWN COUNCIL

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

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

Town Clerk, C. Hutchinson

Bolton Ward Councillors present: A. Cunliffe, K. McKeon,

7 members of the public.

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE

PL 3222 Councillor Lavin outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3223 Apologies for absence were accepted from Councillors Baxendale, and Downes due to ill health and Councillor Flanigan who had 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 3224 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 21 MARCH 2013

PL 3225 Resolved to approve the minutes of the meeting of the Committee held on 21 March 2013.

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3226 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.

89530/13

The Victoria Tavern, 349 Chorley New Road

Installation of 2No externally illuminated fascia signs, 1No externally illuminated projecting sign, 1No replacement externally illuminated wall mounted sign eastern elevation and 1No non-illuminated UPVC graphic sign on side elevation

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89529/13

The Victoria Tavern, Chorley New Road

Demolition of WC block on side elevation, together with bricking up

of various openings on side and rear elevations. Installation of new shop front, automated teller machine (ATM), 2No air conditioning units on side elevation and metal roller shutters to openings on ground floor at front and side – all to facilitate the permitted change of use of public house to shop (A1 use). First floor accommodation to be retained. Installation of metal barrier to car park.

Resolved to move out of Committee to allow members of the public to speak.

Mr Savania had been the owner of a small convenience store nearby for many years and had been congratulated by the Planning Committee on the improved appearance of the premises, following refurbishment. He expressed his concerns about the impact of the proposed new store both on his and other businesses in the area, along with planning issues such as traffic congestion, road safety and inappropriate design alterations to the Victorian frontage of the premises.

Another member of the public, Miss Beverly Dow shared Mr Savania's concerns and also raised the issue of the site being dangerous during construction, although it was pointed out by the Chair that this was not a material planning consideration.

Mr Anwar who was the agent for the applicant, outlined the benefits of the proposal, which he envisaged would bring a vacant and derelict building back to life. Although the site was not in a conservation area, it should be noted that the applicant was willing to retain the existing architectural features. With regard to highway safety concerns it was pointed out that previously the side area had been used as a delivery area when the pub was open. There would be 3 parking spaces at the front of the premises and additional spaces on the side street. It was stressed that this would be a convenience store, not a supermarket and would create 8 jobs for local people.

On return to Committee

There had been 9 objections from the public. Some Members felt that this application had its good points in the fact that it was a proposed development of a derelict building. However it was felt that it was not a good location, sited on a bend with restricted visibility on a very busy road, raising concerns about highway safety. It was also felt that there was inadequate car parking along with concerns about access for delivery vehicles. There were also concerns about the proposed illuminated external signage which could cause distraction to passing drivers. Members had concerns about the appropriateness of large PVC signs on a Victorian frontage.

Resolved to recommend refusal of both applications by 8 votes to 0 with 1 abstention on grounds of concerns regarding road safety, inadequate parking provision and inappropriate and distracting signage. It was also resolved to request that these applications should be discussed at full planning committee at Bolton Council, instead of delegated decisions by planning officers.

89458/13

4 Merefold

Erection of front porch, conversion of existing garage to form additional living space including installation of bay window together with pitched roof over to front and side.

There had been no objections and no highway objections, subject to the provision of two car parking spaces.

Resolved to support this application with conditions by 8 votes to 0 with 1 abstention.

89470/13

20 Blandford Rise, Lostock

Erection of single storey extension at side after demolition of conservatory.

There had been no objections received.

Resolved to support this application by 8 votes to 0 with 1 abstention.

89492/13

Aldi Food Stores Ltd, Mason Street

Erection of a wall mounted non illuminated graphics panel to south elevation..

There had been no objections received and no objections from Highways. Although this was an extremely large sign, it was within permitted guidelines.

Resolved to support this application by 8 votes to 0 with 1 abstention.

89501/13

Stocks House, Chorley Old Road

Change of use from house and physiotherapy practice to seven self contained flats for local hospital patrons with learning difficulties (class C2), conversion of detached garage to overnight staff accommodation and alterations to garage and elevations

A request had been received from Bolton planning for deferment

of this application until the next meeting on April 18, in order to extend the public consultation period. There had been considerable opposition from local residents, due to a lack of information and consultation by the applicants and it was envisaged that this application could be withdrawn, following the present owner's reluctance to go ahead with the sale of the property. It was felt that the residents' fears had been unfounded, based on incorrect information, which in turn had created a negative stereotype of people with learning difficulties.

89505/13

9 Portland Place

Erection of a single storey extension at rear and side

There had been one objection received from a neighbour who had complained about loss of light and the proximity, height and design of the proposed extension. The planning officer had explained that the extension to the rear did not require planning permission as it is permitted development, however the extension to the side did require planning permission. It was pointed out that the two houses were separated by two driveways, so the proposed side extension which was towards the back of the property should not cause any problems to the neighbouring property.

Resolved to support this application by 4 votes to 0 with 5 abstentions.

89480/13

1 Crompton Road, Lostock

Retention of detached timber, garden room, timber decking and fences.

It was noted that this was a retrospective application for an application that had already been refused. It was felt that the design and access statement did not justify the application and the applicant had ignored planning permission. The matter was in the hands of enforcement, with ongoing negotiation.

Resolved to refuse this application by 8 votes to 0 with 1 abstention.

89513/13

149 Chorley New Road

Change of use from retail (A1) to retail and sale of motorcycles (sui generis)

It was noted that this was a separate application to a previous application for a workshop and that the applicant did not have automatic permitted development rights, so the application was for a change of use to the retail and sale of motorcycles. Highways had

raised concerns about the proposed display of motorcycles at the front of the premises. Members felt that this was not acceptable as it would block the pavement and lead to danger to the public.

Resolved to refuse this application by 5 votes to 3 with 1 abstention

89510/13
9 Vale Avenue
Erection of single storey extension at rear

There had been no objections and no comments about this application. Members raised concerns about the size of this extension and the lack of natural light in the existing dining room. It was queried whether this proposed extension was to be for either a disabled or elderly person, but this information had not been provided.

Resolved by 8 votes to 0 with 1 abstention that Members did not wish to express a view on this application, due to insufficient information being provided.

89518/13
251 Lee Lane
Siting of one externally illuminated fascia sign to front elevation

There had been no objections received and no objections from highways. This was an existing food takeaway premises and the application was for a replacement sign, the existing one had already been removed.

Resolved to support this application by 8 votes to 0 with 1 abstention.

89566/13
41 Higherbrook Close
Extension of fence along boundary line at side of property

There had been no objections and no objections from highways. The applicant had requested an extension to the fence around the grass strip that was within the curtilage of the property.

Resolved to support this application by 8 votes to 0 with 1 abstention.

89565/13
Hollybank, High Bank Lane, Lostock

Erection of a single storey extension at rear to form swimming spa, gym and associated facilities
Although this was a large extension it was within proportion to the

existing property and set in large grounds.

Resolved to support this application by 8 votes to 0 with 1 abstention.

CONTRARY PLANNING DECISIONS:

PL3227 89096/12
Former Moorgate Quarry, Shepherds Drive
Retrospective permission for engineering works and improved
Access arrangements

Members had resolved to refuse this application but it had been approved with conditions by Bolton Planning Committee.

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)

Members had resolved to refuse this application but it had been approved with conditions by Bolton Planning Committee the correspondence was noted and Members felt that the reply from the Town Clerk adequately dealt with issues raised.

Correspondence: FOR INFORMATION ONLY:

- PL 3228 a. Consultation on Lancashire Minerals and Waste Local Plan
Main modifications to the site allocation and development
Management policies local plan and policies map
b. Information about proposed planning application to Chorley
Council for additional work to the Go Ape course within Lever
Park, Rivington
c. NALCA on line survey re article on Community Infrastructure
Levy
d. NALC conference details 'Putting Communities First'

Resolved that the correspondence be noted.

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 18 APRIL 2013:

PL 3229 Resolved to confirm the date of the next meeting as Thursday 18
April 2013

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3230 LOCAL GOVERNMENT OMBUDSMAN: REPORT ON AN

INVESTIGATION INTO COMPLAINT NO 10 006 490 ABOUT
BOLTON METROPOLITAN BOROUGH COUNCIL

The Chairperson drew Members' attention to this report which was highly critical of Bolton Planning Department's decision to grant planning permission for the housing development at Fall Birch, Lostock. It highlighted that the Environment Agency had not been consulted, nor had objections from a neighbour been taken into account. As a result the complainant had been awarded a substantial financial sum. The failure by the planning department to act properly also raised the question of the cost to the community.

The Chairperson, thanked everyone for their attendance and declared the meeting closed at 8.49 pm.

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Chairperson

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Date