

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 18 April, 2013 commencing at 7.30 pm.

PRESENT: Councillors: J. Lavin (in the Chair), K.Denton, C. Flanigan, K. Helsby, J. Kellett, L. McCartin, L. Rock, S. Rock, C. Root, R. Silvester.  
Town Clerk, C. Hutchinson  
Bolton Ward Councillors present: A. Cunliffe  
1 member of the press.

### CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE

PL 3231 Councillor Lavin outlined the procedure.

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

PL 3232 Apologies for absence were accepted from Councillor Downes due to ill health, Councillors Ramamurthy and Councillor Thomson who had other commitments.

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

PL 3233 None.

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

PL 3234 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 3235 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.

89565/13

Hollybank, High Bank Lane, Lostock

Erection of a single storey extension at rear to form swimming spa, gym and associated facilities.

It was noted this application had been brought to the last planning committee meeting where Members had resolved to recommend approval. Since then, further information had become available concerning objections from neighbours and a report by the Tree and Woodland Manager who does not support the proposed development due to impact on trees. Following discussion, Members were of the opinion that as they had already expressed

an opinion, they had no wish not to overturn the previous decision and any concerns about this application were the responsibility of enforcement.

Resolved to defer a decision on this application by 8 votes to 0 with 2 abstentions.

89589/13

7 Ox Hey Close. Lostock

Erection of a single storey rear extension.

There had been no objections and no comments.

Resolved to support this application with conditions by 8 votes to 0 with 2 abstentions.

89610/13

Queens Head, 249 Lee Lane

Change of use from car park to outdoor seating area with landscaping.

There had been no objections received, but Highways had commented that should the application be approved, the existing vehicular crossing must be closed and reinstated as a footway. The Planning Officer had advised that as planning permission is not actually required, the application should be withdrawn and an application for Certificate of Lawful Development made in its place.

Some Members raised concerns about parking and delivery facilities, although it was confirmed that there was adequate space and access at the rear of the building for these purposes. Some Members questioned the reason why this application was being discussed.

Resolved to note the details of this application without comment by 8 votes to 0 with 2 abstentions.

89653/13

2 Park Lane

Erection of 2 dormers to front elevation.

There had been three letters of support and one objection received on the grounds that previous applications for dormers in this area had been refused on grounds of preservation of a long established roofscape.

Resolved to support this application by 8 votes to 0 with 2

abstentions.

89654/13

41 The Linkway

Erection of two internally illuminated signs on existing pole signs.

There had been no objections and no comments.

Resolved to support his application by 8 votes to 0 with 2 abstentions.

89662/13

Brazley Community Garden, between Gloucester Avenue and Highland Road

Erection of ten raised planting beds, one polytunnel ( approx. 13M x 4M) and compost bins

There had been no objections and no comments. Members felt that this was a worthwhile venture by local residents that should be both congratulated and supported.

Resolved to support this application by 9 votes to 0 with 1 abstention.

89722/13

Land to the east of Station Road, Blackrod

Creation of new access for vehicles, pedestrians and cycles.

It was confirmed that this was an application for an alteration to the proposal for access from the proposed housing development on the Horwich Loco Works site, which already had outline planning permission, via a disused railway line on to Station Road. This would involve the building of a new junction, further to the south than the original access point, at the other side of the railway bridge.

There had been four objections from residents, on grounds of highway safety, but it had been confirmed that visibility was adequate and that the plans were technically acceptable.

Resolved to support this application by 9 votes to 0 with 1 abstention.

#### CONTRARY PLANNING DECISIONS:

PL 3236      None.

## Correspondence: FOR INFORMATION ONLY:

- PL 3237
- a. Bolton Council: notice of temporary road closure Leverpark Avenue for Rivington Pike Fell Race Saturday 30 March
  - b. Lostock Residents' Association: email re planning application 89226/12 with Town Clerk's response
  - c. NALC: policy consultation on proposed changes to parish council membership fees and packages

Resolved that the correspondence be noted.

## TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 23 MAY 2013:

- PL 3238            Resolved to confirm the date of the next meeting as Thursday 23 May 2013

## OTHER PLANNING MATTERS: FOR INFORMATION ONLY

- PL 3239            PERMITTED DEVELOPMENT RIGHTS FOR EXTENSIONS:

It was reported that the Government had done a U turn on a proposal to allow a doubling of the size of extensions to 8m for a detached property and 6m for a semi detached property under permitted development rights. This followed an amendment submitted by the House of Lords to allow local authorities to opt out at their discretion. The Bill has gone back to the Commons and it appears that the Government will have to be prepared to make concessions and agree on a compromise.

APPLICATION Nos. 89530/13 and 89529/13 VICTORIA TAVERN, 349 CHORLEY NEW ROAD:

Following concerns about reports of external alterations to the property it was confirmed that only internal work was being carried out and this application would be discussed at the next meeting of Bolton Council Planning Committee.

The Chairperson, thanked everyone for their attendance and declared the meeting closed at 8.05 pm.

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Chairperson

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Date

