

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 23 May, 2013 commencing at 7.30 pm.

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

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE

PL 3240 Councillor Lavin requested that all present familiarise themselves with the instructions for fire evacuation procedure, copies of which were available in the Chamber, along with the requirement for any visitor to sign the attendance register.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3241 Apologies for absence were accepted from Councillor Downes and Councillor L Rock due to ill health.

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

PL 3242 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 18 APRIL 2013

PL 3243 Resolved to approve the minutes of the meeting of the Committee held on 18 April 2013.

BOLTON MBC OF AREA CONSULTATION ABOUT PROPOSED CHANGES TO THE FREQUENCY OF AREA FORUM MEETINGS:

PL 3244 Members had received a consultation document regarding proposed changes to the frequency of Area Forum Meetings in response to budgetary restraints and some Members had already responded. Concerns had been expressed that this would mean there would only be one meeting per year in Horwich which was unacceptable. The view was also expressed that the money allocated for grants by the Area Forums could be given to the three Town Councils for allocation without the need of support officers. It was also noted that the public already have an existing forum to speak at Town Council meetings and that the Area Forum is mirroring what Town Councils are already doing. These concerns were noted and would be passed on to Bolton Council via the on line questionnaire.

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3245 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.

89746/13

Former Craftprint Site, Longworth Road

Erection of 3No. three bedroom mews town houses.

There had been no objections to this development and it was noted that the original plans had been amended to accommodate concerns from Highways regarding inadequate parking provision along with a request from the planning officer for alterations to the window design so as to appear more in keeping with the surrounding area. Members felt that this site had been a badly neglected eyesore for some time and this improvement would be welcome.

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

89758/13

1 Snowden Drive

Erection of a two storey rear extension.

Councillor Denton expressed an interest as a resident of Snowden Drive was known to him.

There had been no objections and no comments and although this was a large extension, it was sited on a corner plot with a fairly large garden.

Resolved to support this application by 7 votes to 0 with 3 abstentions.

89787/13

96 Butterwick Fields

Erection of first floor extension at front and two storey extension at rear.

This was a fairly large extension, although there had been no objections or comments received.

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

89819/13

1 Old Vicarage Road

Erection of a single storey porch to front.

This was an application for a large porch on the front of a large house and there had been no objections or comments.

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

89835/13

Mill Lane Fisheries and Stables

Siting of one portable mobile home.

It was noted that development of this site had begun 15 years ago and Members expressed concern that a temporary structure of this type could become permanent by default. The justification for the application was on animal welfare grounds, as a requirement for keeping pigs is to have somebody to be permanently on site. Although there had been no objections and no comments, Members were also concerned about possible environmental impact due to smell.

Resolved to refuse this application on grounds of environmental impact and lack of consultation with neighbouring residents by 5 votes to 2 with 3 abstentions.

89841/13

Stonebeck, Foxholes Road

Erection of first floor extension over garage and new roof over porch to include canopy to front of garage and new roof to sunroom at rear.

There had been no objections and no comments. It was noted that the proposed development would mimic the adjacent dwelling which has already had the same conversion done, with parking provision being unaffected.

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

89852/13

Nevy Fold Farm, Old Lane

Proposed new stable block and menage to a field to the rear of Nevy Fold Farm, Old Lane.

There had been one objection from a neighbour living on Old Lane on grounds of traffic disruption to a narrow road, with a request for a bat survey. Members were of the opinion that the recommended condition from Highways that the menage and stables are not to be used on a commercial basis should offer some reassurance. They did have concerns that a bat survey had not been carried out and requested that this should be a condition, should the application be approved.

Resolved to support this application by 8 votes to 0 with 2 abstentions, with the condition required by Highways and with the condition that a bat survey should be undertaken.

89875/13

25 Ansdell Road

Erection of single storey side/rear extension together with front porch.

There had been no objections and no comments.

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

89884/13

Slaters Field, Slaters Avenue

Use of part of school playing fields to form school garden, including erection of tool shed/cabin, polytunnel and raised growing beds.

There had been no objections and one comment from Public Rights of Way who had pointed out that due to the close proximity of a public footpath to the development, the applicant should be made aware of the need to safeguard people using the path and the paths must not be damaged, altered or obstructed as a result of the development.

Resolved to support this application by 9 votes to 0 with 1 abstention, with a condition that the application takes the comments of Public Rights of Way into account.

89887/13

Chorley New Road Primary School, Chorley New Road

Erection of a single storey extension to side to form additional toilets and extension to playground area.

There had been no objections and no comments.

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

abstention.

CONTRARY PLANNING DECISIONS:

PL 3246 89492/13
Aldi Food Stores Ltd, Mason Street
Erection of a wall mounted non illuminated graphics panel to south
Elevation.
This had been supported by Horwich Town Council but had since
been withdrawn by the applicant.

89510/13
9 Vale Avenue
Erection of single storey extension at rear.
Members of Horwich Town Council had resolved not to express a
on this application, due to insufficient information. This application
had since been approved with conditions by Bolton Council.

89565/13
Hollybank, High Bank Lane, Lostock
Erection of a single storey extension at rear to form swimming spa,
gym and associated facilities.
This application had initially been supported by Horwich Town
In March 2013. On its return to Town Council in April, Members
resolved not to overturn the previous decision. The application had
since been refused by Bolton Council.

Correspondence: FOR INFORMATION ONLY:

- PL 3247
- a. Bolton Council: information about road safety improvements in Horwich
 - b. Bolton Council: information about proposed waiting restrictions, Brazley and Claypool areas
 - c. Bolton Council: information about proposed introduction of 20 mph speed limit zone in Stocks Park Drive area
 - d. Objection from a local resident to proposed introduction of 20 mph speed limit zone in Stocks Park Drive area
 - e. Bolton Council: information about new managed weekly refuse collection service
 - f. Rivington and Brinscall Local Advisory Group: minutes of Meeting held on 25 March 2013
 - g. Bolton Council: Town and Country Planning Act (1990) Notice of Planning Appeal against refusal of householder application ref 89480/13. 1 Crompton Road, Lostock, Bolton. Retention of detached timber garden room, timber decking and fences.

Resolved that the correspondence be noted.

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 27 JUNE 2013:

PL 3248 Resolved to confirm the date of the next meeting as Thursday 27 June 2013

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3249 CHANGES TO PERMITTED DEVELOPMENT RIGHTS:

New permitted developments rights were due to come into effect on 30 May and an official survey had reported that only 15% of respondents thought that these were a good idea. It was noted that some local authorities have chosen the right not to implement it, on account of the confusion they may cause.

Further alterations to planning regulations concern the provision of telecom equipment, thereby allowing a possible proliferation of larger telecom masts without the need for planning permission.

BOLTON COUNCIL PLANNING CONSULTATIONS:

Three separate consultation documents had been sent to Horwich Town Council for comment. These were complicated and detailed documents and the Town Clerk was asked to obtain assistance from the planning department, in order that the Town Council could make a reasoned and informed response.

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