

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 27 June, 2013 commencing at 7.30 pm.

PRESENT: Councillors: J. Lavin (in the Chair), K.Denton, K. Helsby, J. Kellett, L. McCartin, L. Rock, R. Silvester, K. Thomson.  
 Town Clerk, C. Hutchinson  
 Mr Stephen Young, Assistant Director of Highways and Business Development, Bolton Council  
 Mr Simon Godley, Planning Strategy Unit Manager, Bolton Council

1 member of the press.

### CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE

PL 3250 Councillor Lavin outlined the procedure.

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

PL 3251 Apologies for absence were accepted from Councillor S. Rock due to another commitment, Councillor J Silvester who was away and Councillors Flanigan and Root due to work commitments.

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

PL 3252 None.

### TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 23 MAY 2013

PL 3253 Resolved to approve the minutes of the meeting of the Committee held on 23 May 2013.

TO WELCOME MR STEPHEN YOUNG, ASSISTANT DIRECTOR OF HIGHWAYS AND BUSINESS AT BOLTON COUNCIL TO DISCUSS MAJOT ROADWORKS IN HORWICH ALONG WITH PROPOSED SPEED REDUCTION MEASURES IN HORWICH TOWN CENTRE:

PL 3254 Mr Young informed Members that the Beehive roundabout at the junction of Chorley New Road and De Havilland Way was to be resurfaced as part of planned borough wide programme of road improvement works. To minimise the disruption at this major junction, road works involving the closure of the roundabout for 1 week commencing 20 July, had been scheduled to take place during the school holidays and prior to the start of the new football season and the Ironman triathlon event. Extensive communication with residents and businesses had taken place and would continue. In answer to a query, Mr Young confirmed that in order to avoid businesses suffering financially, accompanied access would be

allowed to businesses affected by the road closure.

In response to further questions, Mr Young confirmed that to do the work in stages would have resulted in an elongated period of disruption instead of one week and that it was not an option to do the work at night due the impact of noise on residents. In response to a question, Mr Young was unable to confirm that resources were available to include resurfacing of Austins Lane in these works.

Some concerns were expressed that, at certain times the Beehive roundabout was inadequate for the amount of traffic using it and that in view of the proposed development of the Loco Works site, further upgrading and alterations to accommodate the future increase in traffic would be required. Mr Young confirmed that Bolton Council would be looking at potential solutions for the impact of increased traffic associated with the proposed Loco Works development..

Mr Young informed Members that, due to a high number of accidents in Horwich town centre, funding had been sourced to provide speed reduction measures and a decision was made to look at introducing a 20 mph limit covering the whole town centre area and that consultation with local residents was due to take place. Measures such as junction plateaux and speed cushions in accident black spot areas were also under consideration.

While Members were pleased to see progress being made, concerns were were raised about the problems caused by the traffic lights at the junction of Winter Hey and Lee Lane and how speed reduction measures would be enforced. Mr Young gave an assurance that Bolton Council were working with Greater Manchester Police and would be putting pressure on them to employ enforcement measures.

Mr Young was thanked for his attendance and left the meeting this point.

TO WELCOME  
AT BOLTON  
FOR

MR SIMON GODLEY, PLANNING STRATEGY UNIT MANAGER,  
COUNCIL TO DISCUSS THE FOLLOWING PLANNING DOCUMENTS  
CONSULTATION:

- Community Infrastructure Draft Charging Levy
- Infrastructure and Planning Contributions Draft Supplementary Planning Document
- Accessibility Transport and Road Safety Draft Supplementary Planning Document

PL 3255

Mr Godley explained that Bolton Council had published three planning documents for consultation. The expiry date for consultation was 24 June but the Town Clerk had already made preliminary comments on the Town Council's behalf and it was confirmed that further comments made by the Planning Committee on 27 June would also be accepted. Following the consultation period Bolton Council would consider all comments before progressing to the next stage. In the case of the Community Infrastructure Draft Levy, known as CIL, this would involve a public examination expected to take place later in the year, with adoption of CIL expected in mid 2014.

CIL came into force in April 2010 as a fairer, faster, more transparent way for communities to benefit from built development taking place in their area. It is a fixed rate charge based on square metres of new floor space with different uses subject to different levies, with the requirement for an annual report on what the levy has been spent on. Although Members did not wish to comment on the actual level of the levy, they acknowledged the proposed levy of £45 from each house on new development and were pleased to learn that previous concerns raised about the inequality of levy on retail development between Horwich and Bolton Town Centres had now been addressed. Exceptions from CIL would include social housing, development for charitable purposes and smaller developments. Although there is no actual requirement to introduce CIL, restricted use of S106 comes into force in April 2014 and it was acknowledged that there is a major gap for infrastructure funding in Horwich and Bolton, with CIL offering the possibility that local communities can benefit, with a guarantee of 15% of monies directly awarded to town councils, which could increase to 25% if a Neighbourhood Plan is in place.

The Infrastructure and Planning Contributions Draft Supplementary Planning document replaces several older planning control notes and takes account of how CIL will change the way Bolton Council collects monies. It made clear (pg.8 section 4.9) that developers of private housing will pay CIL on all new planning permissions. The third Supplementary Planning document deals with accessibility, transport and road safety and has revised outdated planning control notes including guidance for developers relating to CIL.

It was noted that there were implications for Horwich Town Council with up to 25% of CIL monies awarded if there was a Neighbourhood Plan in place. It was noted that this had already been discussed and a decision deferred, although it could be re-

investigated at a later date.

Members expressed great concern that Bolton Council thought that CIL would not be applicable to the proposed Loco Works Site development and felt that this was unacceptable to the people of Horwich, especially since it was stated in the Infrastructure and Planning Contributions Draft Supplementary Planning document (pg.4 section 2.8) that Horwich Loco Works was one of two sites where significant infrastructure requirements would be required prior to development. Members made it clear that they would be very concerned if they found there was any attempt to rush through planning permissions for the site prior to the implementation of CIL by Bolton Council. Mr Godley stated that S106 monies would be used for provision of a new primary school and highway improvements.

Concern was also expressed at the provision of discretionary relief from CIL in exceptional circumstances and there was a request for an explanation. Mr Godley stated that this was unlikely to apply to the Loco Works site.

The role of the Town Council in decision making in education under CIL regulations was also raised, with a request for further clarification. In addition the impact of increased traffic generated by the Loco Works development and the implications for road improvements and the needs of pedestrians, cyclists and public transport users in Horwich were highlighted. In response, Mr Godley stated that a transport assessment would be carried out and negotiated by Bolton Council, as the planning authority.

Members were of the opinion that Horwich Town Council did not want to be overlooked in the process as the introduction of CIL provided a greater role for the Council with regard to the implications of the Loco Works site and future developments in the town.

Mr Godley was thanked for his attendance and left the meeting at this point.

#### PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

- PL 3256            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.

89881/13

6 Chorley New Road

Change of use from split use (B1 office and C3 residential) to a single residential dwelling.

There had been no objections and no comments.

Resolved to support this application by 6 votes to 0 with 2 abstentions.

89898/13

30 Silver Birch Close

Erection of a two storey rear extension, including rear/side balconies at first and second floor, together with front dormer. Raising of roof height and erection of part single/part two storey extension to detached double garage to create habitable rooms. Erection of glazed link at first floor level between dwelling and garage together with decking at side and rear.

This was a large extension linking the house to the garage. There had been some historic problems with drainage and the previous owner had removed a boundary hedge. The current applicant had given an assurance that these issues would be put right and on this basis it was

Resolved to support this application by 6 votes to 0 with 2 abstentions.

89911/13

25 Hollowell Lane

Erection of single storey extension to side/rear and porch at front.

There had been no objections and no comments.

Resolved to support this application by 6 votes to 0 with 2 abstentions.

89963/13

Land north of Gibbs Farm, Moss Lane, Blackrod

Change of use of land for paintball games for a temporary period of 19 months.

In answer to a query it was confirmed that both applications relating to Gibbs Farm were within the parish boundary of Horwich.

Members expressed concerns that a change of use on these former

railway sidings site had already taken place, as it was confirmed that paintballing activity had been going on for several months. Members felt that it was also a matter for enforcement to deal with and more information would be helpful in situations like these. Other Members expressed a view that temporary use should not cause problems as long as the conditions identifies by Greenspace in regard to keeping all activity within the designated boundary, so as not to affect nesting birds and other wildlife.

Resolved to support this application by 4 votes to 3 with 1 abstention with the condition that paintballing is suspended between the months of April to August to give protection to nesting birds and other wildlife.

89973/13

Gibbs Farm, Moss Lane, Blackrod

Retention of portable buildings for a temporary period of 18 months.

Again Members were concerned that these buildings had been in use for some time prior to the application being made and again that this was a matter for enforcement. It was suggested that a condition could be attached to any approval of this application that consideration should be given to painting the buildings green, so as not to be as noticeable in an area that bordered greenbelt land.

Resolved by 4 votes to 3 with 1 abstention to support this application with a condition that the buildings should be painted green.

89969/13

Tall Trees, Princess Road, Lostock

Installation of rear dormer to facilitate loft conversion, replacement of 2no single garage doors with 1no double door

There had been no objections and no comments.

Resolved by 6 votes to 0 with 2 abstentions to support this application.

89978/13

Wilderswood Cottage, Old Rake

Removal of condition 08 on application 82147/09 regarding window specifications.

Permission for this development on green belt land had been granted with planning conditions that fitted in with the surrounding

area, including hardwood windows. However it was acknowledged that the use of plastic windows had become more acceptable and that other dwellings in the area had these.

Resolved to support this application by 6 votes to 0 with 2 abstentions.

89983/13  
15 The Strand  
Retention of fence.

There had been three objections to this application on grounds of a requirement that Stocks Park was an 'open plan' estate, along with highway safety concerns. Members felt that it was difficult to establish the effect of the fence without the benefit of a site visit but queried the need for fencing all around a property in an area originally designed as 'open plan'.

Resolved to refuse this application by 5 votes to 1 with 2 abstentions.

8995/13  
Beech Mount Farm, Georges Lane  
Retention of single storey building comprising office and waiting area,

There had been 2 comments from nearby residents who had questioned the nature of the business of the proposed development. There had also been a request from the Ramblers Association for more information as to the location of 2 footpaths which may be affected by the development. Following a request from the Planning Officer for more information, the applicant had stated that the nature of the business on the site of a former pig farm would be that of horse drawn funerals and the development would provide a suitably appropriate environment to accommodate a business of this type.

Members queried as to whether or not the site was agricultural land and expressed concern at the lack of information that was available.

Resolved to refuse this application by 5 votes to 0 with 3 abstentions.

89996/13  
Units 24 and 25, Middlebrook Retail Park  
Erection of internally illuminated fascia signs and 2no internally

illuminated menu cases. Installation of vinyl decals to windows and 5no branded parasols and breeze free screening to terrace area..

There had been no objections and no comments.

Resolved to support this application by 7 votes to 0 with 1 abstention.

90000/13

9 Cranborne Close, Lostock

Erection of first floor extension at front.

There had been no objections and no comments.

Resolved to support this application by 6 votes to 0 with 2 abstentions.

90010/13

Stocks House, Chorley Old Road

Change of use of ground floor from mixed use classes C3/D1 and lower ground floor from C3 to D1

Most Members felt that this was a good change of use to a children's nursery which would create several jobs. It was confirmed that car parking and access would be adequate for this purpose.

Resolved to support this application by 6 votes to 0 with 2 abstentions.

90097/13

30 Church Street

Change of use of ground floor from sandwich shop to café (use class A3)

There had been no comments and no objections.

Resolved to support this application by 7 votes to 0 with 1 abstention.

#### CONTRARY PLANNING DECISIONS:

PL 3257

89513/13

149 Chorley New Road

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

This had been refused by Horwich Town Council in response to concerns from Highways regarding the display of motorcycles on the pavement at the front of the property but had since been approved with conditions at Bolton Council.

89529/13

The Victoria Tavern, 349 Chorley New Road  
&

89530/13

The Victoria Tavern, 349 Chorley New Road

Members of Horwich Town Council had resolved to refuse both applications for the re-development of this site, on grounds of concerns about road safety, inadequate parking provision and distracting signage. Both applications had since been approved with conditions by Bolton Council.

89722/13

Land to the east of Station Road, Blackrod

Creation of new access for vehicles, pedestrians and cyclists.

This application had been supported by Horwich Town Council in March 2013. The application had since been refused by Bolton Council.

89835/13

Mill Lane Stables and Fisheries

Siting of one portable mobile home.

Members of Horwich Town Council had resolved to refuse this application on grounds of environmental impact and lack of consultation with nearby residents. This application had since been approved with conditions by Bolton Council

Correspondence: FOR INFORMATION ONLY:

- PL 3258
- a. Horwich Rotary Club: email update regarding improvements to the street scene in the town centre.
  - b. NALC: Local Councils' Review questionnaire
  - c. University of Exeter: questionnaire from Centre for Rural Policy Research

Resolved that the correspondence be noted.

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

PL 3259            Resolved to confirm the date of the next meeting as Thursday 18  
July 2013

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3260            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