

**HORWICH TOWN COUNCIL**

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 22 August, 2013 commencing at 7.40 pm.

PRESENT: Councillors: J. Lavin (in the Chair), K.Denton, C. Flanigan, K. Helsby, J. Kellett, L. McCartin, S. Rock, C. Root, J. Silvester, R. Silvester, K. Thomson.  
Town Clerk, C. Hutchinson  
Admin Support Officer, H. Fairclough  
Bolton Ward Councillors, A. Cunliffe, S. Pickup  
6 members of the public  
1 member of the press.

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3272 Councillor Lavin outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3273 Apologies for absence were accepted from Councillor L. Rock due to ill health and from 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 3274 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 27 JUNE 2013:

PL 3275 A request for an amendment to minute ref. PL 3267 with regard to planning application 90107/13 to include the following:

In response to a query the applicant claimed that there were only 2 buildings on site and not 3, as there was a covered open area between the 2. The Chairperson stated that on visiting the site 3 buildings were visible in addition to the residential accommodation.

Resolved by 10 votes to 0 with 1 abstention to approve the minutes of the meeting held on 27 June 2013 with an amendment as presented.

## PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3276            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 either the discussion or voting.

It was brought to Members' attention that a previous application 90107/13 for land at Matchmoor Lane concerning remediation of land had been withdrawn by the applicant, following a recommendation for refusal at Horwich Town Council. It was noted that the planning officer's report made no mention that the local authority as well as having the power to protect the environment also has a duty of ensuring restoration of damaged land and this is as clarified by the European Habitat Directive. The Chairperson informed Members that it was his intention to write a letter of complaint to the planning officer regarding this omission. It was confirmed that a report from a member of a local environmental action group who had reported tree removal on the site was incorrect as this was work being done to tidy up a footpath.

90273/13

Land off Cotswold Drive

Erection of portal framed building for housing livestock, storage of feed and agricultural equipment and stabling of horses;  
construction of 40M x 20M manege including 6M lighting column;  
removal of existing timber buildings

Copies of a petition submitted by local residents opposed to this Development had been circulated to all Members. Several letters of objection had been sent to the planning officer. A number of residents were present who wished to comment on this application.

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

Several residents of Whitehorse Close raised concerns about the positioning and lighting of the proposed manege. Due to the elevation of the land, the proposed siting of the paddock and buildings, along with noise and light pollution from lighting towers would have a significant impact on both the landscape and the amenity of residents as well as the effect on local wildlife. Residents

expressed concerns about the potential for the development into a commercial enterprise with associated problems of increased traffic, and noise levels. It was also pointed out that some of the drawings and information provided appeared to be inaccurate and misleading, in particular with regard to proximity to residents' back gardens. It was felt that this application did not fit in with either the objectives of the Council or the community and asked Members to recommend refusal of this application.

Resolved unanimously to return to Committee.

The residents were thanked for their attendance. Members agreed that the residents had valid objections to this application which they believed would spoil both the appearance and character of the area and was completely inappropriate on a greenbelt site. They expressed concerns at the fact that the inclusion of floodlights had not featured in preliminary discussions with the planning officer, as the effect of light pollution was of major concern. Due to the proposed siting of the application, it was apparent that residents felt that it would affect both their amenity and enjoyment and it was noted that there are clauses in the Human Rights Act that address these issues. Members were also concerned that this development would be a step to turning the current small enterprise into a commercial activity.

Resolved by 10 votes to 0 with 1 abstention to recommend refusal on grounds of the proposed position, size, orientation and floodlighting of the development with its significant impact on both nearby residents and in an area of greenbelt.

90294/13

32 Gresley Avenue

Retention or rear dormer and replacing barn hip with gable

Members were informed that Bolton Council had withdrawn permitted development rights from this estate. Both the agent and the applicants had stated that they were unaware of this and pointed out that there were a large number of other houses that had work done and questioned the role of enforcement. It was agreed that this had highlighted the issue of taking for granted permitted development rights.

Members expressed the view that as a planning committee they were being asked to perform a task without the benefit of adequate advice from the planning department. It was noted that there had been no objections from any neighbours. A query about whether the property was overlooked, could not be answered, due to a lack of

information.

It was resolved to express no view on this application as it was a technical issue for Bolton Council by 9 votes to 1 with 1 abstention.

90296/13

47 The Linkway

Erection of two extensions to front elevation.

Although this appeared to be a fairly inoffensive extension there was a lack of clear detail available and some Members expressed concerns as to whether car parking would be affected.

Resolved to support this application by 7 votes to 0 with 4 abstentions.

90304/13

Wilderswood Cottage, Old Rake

Substitution of house type for planning approval 82147/09

(Erection of detached house and office together with retention of mobile home for a two year temporary period)

Previous approval had been granted in 2009 for accommodation on site to provide 24 hour attention to livestock with temporary permission for the siting of a mobile home for a successful equine business. There had been 16 different conditions attached to the approval, as the development was situated in a conservation area. There had been a recent application to alter window types which had been approved. There had been one letter of objection from a neighbour who drew attention to the discrepancies between the original plans submitted and the actual development that had taken place. Members expressed concerns that the mobile home had stayed on site when it should have been removed in June 2011 and subsequent lack of enforcement measures by the planning department.

Resolved to recommend refusal of this application by 10 votes to 0 with 1 abstention on the grounds that the applicant has not complied with the conditions set out in the original approval for a development in a conservation area.

90353/13

8 Hope Street North

Erection of single storey extension at rear

It was noted that this was a ground floor extension to accommodate

a bedroom and shower room for a disabled resident.

Resolved to support this application by 10 votes to 0 with 1 abstention.

90361/13  
17 Rotherhead Close  
Erection of first floor extension at side

Members were informed that this was another example of a development where permitted development rights had been restricted. There had been 2 objections from neighbours concerned with loss of light and privacy.

Resolved to recommend refusal of this application on grounds of loss of light and privacy of neighbouring properties. By 8 votes to 0 with 3 abstentions.

90403/13  
4 The Kilphin, Lostock

Erection of garage extensions together with installation of three dormers to utilise roof space over garage.

Again this was an application for a property with restricted permitted development rights. Although it was a very large garage extension, there had been no objections.

Resolved to support this application by 8 votes to 0 with 3 abstentions.

**CONTRARY PLANNING DECISIONS:**

PL 3277 None.

**CORRESPONDENCE: FOR INFORMATION ONLY:**

PL 3278 a. Bolton Council: Singleton Avenue – Notice of temporary road closure (No 41) order 2013

**TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 26 SEPTEMBER 2013:**

PL 3279 Resolved to confirm the date of the next meeting as Thursday 26 September 2013

**OTHER PLANNING MATTERS: FOR INFORMATION ONLY:**

PL 3280 None.

The Chairperson, thanked everyone for their attendance and declared the meeting closed at 8.40 pm.

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Chairperson

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Date