

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 26 September, 2013 commencing at 7.30 pm.

PRESENT: Councillors: K. Thomson (in the Chair), K. Denton, K. Helsby, J. Kellett, L. McCartin, A. Morley, S. Rock, R. Silvester.
Town Clerk, C. Hutchinson
Bolton Ward Councillor K. McKeon
2 members of the public
1 member of the press.

TO APPOINT THE CHAIRPERSON OF THE PLANNING COMMITTEE FOR 2012 – 2013
PL 3281 Proposed by Councillor Helsby and seconded by Councillor Kellett and unanimously resolved to appoint Councillor Thomson as Chairperson of the Planning Committee for 2012 – 2013 and to appoint the Vice Chairperson at the next meeting of the Planning Committee.

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:
PL 3282 Councillor Thomson outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3283 Apologies for absence were accepted from Councillors Flanigan and L. Rock due to ill health and from Councillors Ramamurthy, Root and J. Silvester who were away.

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

PL 3284 Councillors Denton, McCartin, S. Rock and Thomson declared an interest as the applicant for planning application 90413/13 was known to them and would not take part in either the discussion or voting. Councillor Denton expressed his intention to speak as a member of the public when the meeting moved out of committee

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 22 AUGUST 2013 AND 18 JULY 2013 WITH AMENDMENT TO MINUTE REF. 32567:

PL 3285 Unanimously resolved to approve the minutes of the meeting held on 22 August 2013 and 18 July 2013 with amendment to minute ref. 32567 as presented.

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3286 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.

90413/13

Curley's Fishery, Wallsuches

Retention of timber store shed in connection with fishery maintenance.

Copies of a petition submitted by several local residents opposed to this development had been circulated to all Members.

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

The applicant, Mr Steve Kershaw confirmed that the timber shed was located at the rear of the building and was used to keep petrol driven garden machinery in an appropriate location. 220 trees had been planted along Wallsuches Lane to provide adequate screening and minimise visual impact of the site. In response to a query, it was confirmed that the shed measured 2 metres by 3 metres and was not unlike others in the Wallsuches area. Another member of the public expressed the view that the applicant had great improvements to the site and had always tried to comply with planning regulations. A view was also expressed that several objections to the application were not valid planning objections.

Resolved unanimously to return to Committee.

On the whole Members agreed that some of the information included in the objections was not relevant to this application for the retention of the shed and that from photographs provided it did not look out of place in its present position. It was suggested that residents request a site visit and Councillor Kellett agreed to arrange this, as a Member of Bolton Council Planning Committee. A suggestion was made to change the colour of the shed so that it blended in with its natural surroundings

Resolved by 3 votes to 0 with 1 abstention to recommend approval of this application with a condition of consideration of repainting the shed to blend in with the natural surroundings with the option for a site visit should residents who have objected request this.

90460/13

1 Bridge Street

Erection of first floor extension at rear.

There had been no objections received. It was noted that the materials to be used were in keeping with the appearance of the area.

Resolved to recommend approval of this application by 7 votes to 0 with 1 abstention.

90487/13

Land to rear of Horwich Loco Works, Chorley New Road

Although there had been no objections, comments had been received from Greenspace and the Environment Agency with regard to risk of dust pollution and possible detrimental effect on the habitat and flora of the neighbouring moss land SSSI, with a recommendation for consultation with Natural England regarding the suitability of the location for such a use. It was also noted that insufficient information was available regarding the nature of the waste material. Members raised concerns about the effects of dust and pollution on local residents who would not be in favour of such a development. It was agreed that another waste transfer stations was not in keeping with the overall strategy for this area of Horwich, especially in view of problems with similar companies. Members felt that this application was incompatible in a proposed development area with plans for cleaner industry.

Resolved to recommend refusal of this application by 7 votes to 0 with 1 abstention on grounds of the impact of dust pollution on local residents and the potential detrimental effect on Red Moss SSSI.

90508/13

2 Pennine Road

Demolition of conservatory and erection of a single storey rear extension.

There had been no objections.

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

90514/13

Stocks House, Chorley Old Road

Change of use of garage to nursery room and erection of rear extension to house in connection with permission for change of use of ground and lower ground floors to nursery (90010/13) together with changes to elevations of garage.

There had been no objections. There had been no objections from either Highways or Tree and Woodlands.

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

90515/13

34 Napier Drive

Erection of a conservatory at rear

There had been no objections.

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

90569/13

The Hurst Building, Horwich Business Park, Chorley New Road

Removal of condition 04 on application 84597/10 regarding the temporary expiry date of the modular classroom building

There had been no objections. However Members expressed a request for clarification from the planning department with regard to the temporary nature of such development.

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

90595/13

Land adjacent 14 The Hamlet, Lostock

Change of use of land to domestic garden.

Although there had been no objections, comments had been made by Tree and Woodlands following an inspection of the site noting that the land in question had already been fenced and a mature native hedge removed, with a recommendation for the replacement of this hedge to soften the fence line in the landscape. Comments were also available from Greenspace who had made several recommendations with regard to protection of the bio diversity of the adjacent Old Hall Clough SBI.

It was noted that this was a substantial area of greenfield land and some Members expressed concerns that development could occur

following a change of use of the land.

Resolved to recommend refusal of this application by 4 votes to 3 with 1 abstention.

CONTRARY PLANNING DECISIONS:

PL 3287 90304/13
Wilderswood Cottage, Old Rake
Recommended refusal on grounds of non compliance with conditions set out in original approval. Since approved with conditions by Bolton Planning Committee

CORRESPONDENCE: FOR INFORMATION ONLY:

PL 3288 a. Bolton Council: Town and Country Planning Act 1990
Enforcement Notice Appeal by Mr Martin Newton, 1 Crompton Road, Lostock, Bolton BL6 4LP
b. Planning Inspectorate: Appeal Decision Ref APP/N4205/A/13/2190655 94 Vale Avenue, Horwich, Bolton BL6 4LP
c. Greater Manchester Waste Disposal Authority: information re. the closure of Blackhorse Street Household Waste Recycling Centre, Blackrod, Bolton.
d. Bolton Council: acknowledgement of representation from Horwich Town Council re. publication version of the Allocations Plan.

Resolved to note the correspondence.

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 24 OCTOBER 2013:

PL 3289 Resolved to confirm the date of the next meeting as Thursday 24 October 2013

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 3290 Members were informed that Bolton Council had asked for further comments regarding the proposed 20 mph zone in Horwich Town Centre and any member wishing to comment should inform the Town Clerk by 1 October.

The Chairperson, thanked everyone for their attendance and declared the meeting closed at 8.27 pm.

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Chairperson

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Date

