

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 24 October, 2013 commencing at 7.30 pm.

PRESENT: Councillors: K. Thomson (in the Chair), K.Denton, C. Flanigan, K. Helsby, J. Kellett, L. McCartin, A. Morley, K. Ramamurthy, L. Rock, S. Rock, C. Root ,J. Silvester, R. Silvester
Town Clerk, C. Hutchinson
Bolton Ward Councillor S.Pickup
Paul Corbett, CBO
Simon Isherwood, Horwich Vision
S. Richards, Cass Associates
Connor Vallely, Howe Planning
Simon Godley, Unit Manager, Planning Strategy, Bolton Council
2 members of the public
1 member of the press

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3291 None

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3292 Councillor Thomson outlined the procedure.

TO APPOINT THE VICE CHAIR OF THE PLANNING COMMITTEE FOR 2013 - 2014:

PL 3293 Proposed by Councillor Helsby and seconded by Councillor R. Silvester and resolved to appoint Councillor Denton as Vice Chair of the Planning Committee by 8 votes to 3 with 2 abstentions.

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

PL 3294 Councillor Helsby declared an interest in application as he held a small number of shares in Burnden Leisure re application 89159/12 and Councillor Kellett declared an interest as a member of Lever Park School Board re application 90800/13.

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 24 SEPTEMBER 2013 WITH AN AMENDMENT TO MINUTE REF PL 3286:

PL 3295 Members were informed that the proposed amendment to minute ref. PL 3286 was no longer applicable, as the meeting had been quorate at the time. The Town Clerk had taken advice from the Monitoring Officer at Bolton Council, who had confirmed that there had been no reason for Members to declare an interest prior to discussion of planning application 90413/13.
Unanimously resolved to approve the minutes of the meeting held on 24 September 2013 without amendment to minute ref. 3286.

TO WELCOME REPRESENTATIVES FROM HORWICH VISION TO GIVE A PRESENTATION ABOUT PROPOSALS FOR THE DEVELOPMENT OF THE FORMER HORWICH LOCO WORKS SITE:

PL 3296

Representatives from developers Horwich Vision gave a detailed presentation on the proposals for the future development of the Loco Works site. The scheme will involve the regeneration of 189 acres of brownfield land, primarily for residential use for up to 1,700 houses, along with open space, pedestrian and cycle routes and public transport provision and would be named 'Rivington Chase' Following full consultation with Horwich Heritage and English Heritage, a 'Heritage Core' area of restored railway works buildings would be included and developed for future community use. The developers had used a comprehensive approach to the site, with an assurance that mitigation for health, education and ecology would be included in the development.

It was confirmed that the access strategy of the development was in line with Bolton Council's Core Strategy and SPP and that there were five access points planned for the site. Two existing points to Chorley New Road would be developed for general residential traffic and public transport, with additional access via Crown Lane, avoiding the town centre. Two further access points were identified on Aspinall Way, the major access point to the M61 serving the employment area of the development and provision for public transport, pedestrian and cycle access at Mansell Way. Traffic assessment was ongoing and it was acknowledged that further improvements would be necessary, in consultation with Bolton Council.

Information was provided about the economic benefits of the development including the creation of 1,350 new jobs as well as a further 400 jobs during the construction process, with a prediction that that an extra £19 million would be brought to the local economy with completion in 10 – 15 years. It was envisaged that that there would also be environmental benefits through the remediation of the site, which would be opened up for community access to green spaces and through the sustainable development of the site. Other benefits included a reduction in pollution and the number of HGVs following the departure of Armstrongs from their existing site.

The planning application for the development was expected to be submitted before the end of 2013 with a decision

expected in spring 2014. The application would be a hybrid, the mixed format of housing and employment applied for in outline planning permission, with access applied for in detail and the Heritage Core applied for as change of use. Site remediation was planned to take place 2014 – 2015 with completion expected to take 10 – 15 years.

Members were generally in favour of development, which was regarded as long overdue and were pleased to learn of the heritage aspect, as the old buildings were both an important part of the site and the history of the town.

However concerns were raised about the impact on local residents and the requirement for long term consultation and the responsibility to link this to the rest of Horwich. It was confirmed that the movement of construction traffic would be conditioned through planning consent. In response to a query, it was also confirmed that education and health provision would be given due consideration and that social housing would be included as part of s106 provision.

Another concern was raised regarding the area of the buffer zone between the development and Red Moss with the associated effects of noise and light on wildlife in the SSSI, but it was confirmed that these measures had been included following advice from Natural England.

However the main concern for Members was the ability of the local transport structure to cope with the extra vehicles generated by an additional 5,000 – 6,000 inhabitants following completion of the development. Members questioned the suitability of the proposed access point on Crown Lane and the railway bridge to cope with an increase in traffic and were informed that Network Rail planned to raise the height of the bridge in 2014 to accommodate electrification of the line, although it could not be confirmed that widening of the bridge would also be included.

All four representatives were thanked for their attendance, along with Mr Simon Godley from Bolton Council planning department who had been in attendance to deal with any additional queries.

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3297 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.

89159/12

Reebok Stadium and Bolton Arena, Burnden Way

Development of improved sport and education facilities, mixed use development of residential and hotel buildings with ancillary retail, restaurant/café, office and assembly/leisure uses: car parking and associated works.

Members were informed that the amendments to this application did not change any of the previously proposed sport or education-related uses, but reduced the proposed office development floorspace and provide alternative uses including apartments, a hotel/aparthotel, restaurants and/or retail.

It was noted that Council had resolved to recommend refusal of the previous application and there was general agreement that the proposed amendments did nothing to address the concerns that had been raised previously.

Resolved by 8 votes to 0 with 5 abstentions to recommend refusal of this application on grounds of increased traffic congestion, flooding risk and impact on the proposed Loco Works development.

89159/12

Bolton Wanderers Academy Land, Ox Hey Lane, Lostock

Erection of a single storey pavilion building together with associated works including floodlighting, landscaping and car parking and the removal of temporary buildings

Councillors McCartin, L. Rock and S. Rock declared a pecuniary interest in this application and left the meeting at this point and did not take part in either the discussion or voting.

There had been 7 objections from local residents who were opposed to the proposal for increase in use of floodlighting up until 10.00pm. Bolton planning had arranged a meeting with the residents and the applicant, but the outcome was unclear. The Environment Agency had recommended a condition for the drainage of surface water in any permission granted.

Resolved to recommend refusal by 8 votes to 1 with 1 abstention on grounds of proposed increase in usage of floodlights being inappropriate for the green belt.

Councillors McCartin, L. Rock and S. Rock returned to the meeting at this point.

90659/13
24 The Strand
Retention of fence.

There had been 1 objection on grounds of the height and length of the fence being overpowering. However from the information provided it was confirmed that the height of the fence was 1.2 metres, which was within allowed measurements.

Resolved to recommend approval by 11 votes to 0 with 2 abstentions.

90759/13
75 Lever Park Avenue
Erection of a two storey side/rear extension

This was a large extension to a detached property and there had been no objections.

Resolved to recommend approval by 12 votes to 0 with 1 abstention.

90772/13
47 The Linkway
Erection of three extensions together with external alterations.

It was noted that planning permission had already been granted for two extensions.

Resolved to recommend approval by 12 votes to 0 with 1 abstention.

90800/13
Lever Park School, Stocks Park Drive
Erection of two extensions, a teaching building and formation of new car park together with alterations to existing car park and entrance.

There had been no objections. Bolton planning had requested an updated travel plan regarding changes in traffic flow to and from school.

Resolved to recommend approval by 12 votes to 0 with 1 abstention subject to the approval of a satisfactory travel plan.

Councillor Flanigan left the meeting at this point.

CONTRARY PLANNING DECISIONS:

PL 3298 None

CORRESPONDENCE: FOR INFORMATION ONLY:

- PL 3299 a. Bolton Council: Town and Country Planning Act 1990
 Planning Appeal by Mr Paul Downes, Douglas Valley Golf
 Course, Blackrod, Bolton BL6 5HX
- b. Bolton Council: Town and Country Planning Act 1990: 24a
 Longworth Road, Horwich, Bolton BL6 7BE notice of withdrawal
 of appeal by the appellant regarding decision for planning app.
 88338/12 Change of use from former mortuary (sui generis) to
 Storage and distribution (use class B8)
- c. Lancashire County Council Joint Committee for Strategic
 Planning: information about the adoption of Minerals and
 Waste Site Allocation and Development Management Policies
 Local Plan.

Resolved to note the correspondence.

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 28 NOVEMBER 2013:

PL 3300 Resolved to confirm the date of the next meeting as Thursday 28
 November 2013

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 3301 None.

The Chairperson, thanked everyone for their attendance and
declared the meeting closed at 8.47 pm.

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Chairperson

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Date

