

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 28 November, 2013 commencing at 7.30 pm.

PRESENT: Councillors: K. Thomson (in the Chair), K. Denton, K. Helsby, J. Kellett, L. McCartin, K. McKeon, A. Morley, L. Rock, S. Rock, C. Root, R. Silvester  
Town Clerk, C. Hutchinson  
11 members of the public  
3 members of the press

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

PL 3302 Apologies had been received from Councillor Flanigan due to work commitments, Councillor Ramamurthy due to illness and Councillor J. Silvester who was away.

### CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3303 Councillor Thomson outlined the procedure.

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

PL 3304 None.

### TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 24 OCTOBER 2013:

PL 3305 Resolved to approve the minutes of the meeting held on 24 October 2013 by 10 votes to 0 with 1 abstention.

### BOLTON COUNCIL: DRAFT SEX ESTABLISHMENT POLICY: CONSULTATION ON ADOPTION OF PROVISIONS OF SECTION 27 OF THE POLICING AND CRIME ACT 2009:

PL 3306 Details of this consultation document had been circulated to all Members for information and comment on the proposal by Bolton Council to incorporate section 27 of the Policing and Crime Act 2009 which will give it greater powers to license and regulate sexual establishments and also to limit their number, as defined in the report.

It was commented that measures to restrict such establishments within an area Bolton Town Centre were to be welcomed and unanimously resolved to note this.

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3307            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.

90769/13

49 Lee Lane

Change of use from vacant shop to coffee shop (Class A3) including roller shutter to front elevation.

**Resolved to move out of Committee in order to allow members of the public to speak.**

Several members of the public who were business owners in Horwich town centre expressed their concerns about proliferation of cafes, takeaways and restaurants in the town centre leading to a lack of diversity. Members were asked to consider the future of Horwich Town Centre. The advice given by the Planning Officer that proliferation is only a concern for hot food takeaways was disputed, it was thought that this concern should be raised directly with the planning department.

**Resolved to return to Committee.**

It was noted that there had been three letters of objection and a petition with over 30 signatures to this application, on grounds of proliferation, road safety concerns and proposed roller shutter door in a conservation area.

There had been no objections from Highways and it had been confirmed that the perforated design proposed roller shutter door was acceptable in a conservation area.

Members expressed concern that current planning policy documents did not state clearly whether or not proliferation also applied to Class (A3) cafes as well as to Class (A5) hot food takeaways and this required clarification before a decision was made by Bolton Planning Committee.

In view of these concerns it was resolved to recommend refusal of this application by 9 votes to 1 with 1 abstention on grounds of proliferation of the same use (Class A3), in order to preserve the diversity and character of Horwich town centre.

90902/13

Curley's Fishery, Wallsuches.

Variation of conditions 13, 20, 21 and 22 of planning approval

77938/07

**Resolved to move out of Committee in order to allow members of the public to speak.**

Residents from neighbouring properties on Wallsuches expressed their opposition to the proposed removal of these 4 conditions which were put into place to protect local residents and the Green Belt location and to ensure that the café, although important, would be an ancillary facility to the fishery. While appreciating the value of the existing business to the community, the objections were being made to ensure the business remains as it is. It was pointed out that the café is now the primary use of the site and is widely advertised as a restaurant and function room. It was also felt that there would have been more objections if the application had specified a change of use, instead of variation of conditions.

**On return to Committee:**

There had been over 50 expressions of support for this application and 2 objections, one of which was a petition on behalf of the majority of Wallsuches' residents, although it was claimed that additional objections had not yet appeared on the planning website.

Some Members expressed the view that the design of the building was in keeping with its surroundings and good stewardship of the location had resulted in positive regeneration of the area and provided a facility for walkers, anglers and members of the public. Members were informed that planning department had recommended refusal of the original application, but the planning committee had allowed the granting of planning permission and it had since become clear that the conditions included could not be enforced, thereby raising false expectations.

Other Members expressed the view that there had been good reason for the addition of these conditions to the original application, in order to safeguard the amenity of local residents and establishing the avoidance of doubt.

Resolved to recommend refusal by 4 votes to 2 with 5 abstentions on grounds of the impact on local residents and the detriment to the Green Belt location.

90803/13

Glendale, Foxholes Road

Erection of single storey rear extension together with pitched roofs over existing flat roofs.

There were no objections to this application to replace part of an earlier extension now in poor condition, with nearest residential property 26 metres way.

Resolved to recommend approval by 9 votes to 0 with 2 abstentions.

90848/13

149 Claypool Road

Raising height of roof and conversion of loft to provide additional habitable accommodation together with erection of dormer windows.

There had been no objections received.

Resolved to recommend approval by 9 votes to 0 with 2 abstentions.

90859/13

1 Crompton Road, Lostock

Siting of new screen panels and steps together with retrospective planning permission to retain timber decking.

Following refusal of planning permission and dismissal of an appeal by the Planning Inspectorate, an enforcement notice has been served on the applicant and an enforcement appeal is currently under consideration. The application has been re-submitted with amendments, but the planning officer has advised that the amendments are still considered to be unacceptable.

Resolved to recommend refusal by 9 votes to 0 with 2 abstentions.

90883/13

549 Chorley New Road

Change of use of first floor to form one self-contained dwelling together with erection of external staircase at rear to facilitate new access at rear from Mount Street.

There had been no objections and no Highway objections.

Environmental Health had requested conditions re the external lighting scheme and acoustic insulation to minimise light

and noise disturbance on the residential amenity of the area.  
Resolved to recommend approval by 9 votes to 1 with 1 abstention  
subject to the conditions specified by Environmental Health.

90915/13

3 Moor Platt Close

Erection of two storey extension at side, porch at front and  
installation of dormer and roof lights in connection with loft  
conversion.

This was a large two storey extension at the front and side of the  
property. There had been no objections.  
Resolved to recommend approval by 9 votes to 0 with 2 abstentions.

90962/13

Lighting column no 8 Mansell Way

Erection of one internally illuminated sign.

There had been no Highway objections.  
Resolved to recommend approval by 5 votes to 3 with 1 abstention.

#### CONTRARY PLANNING DECISIONS – FOR INFORMATION ONLY:

PL 3308

90595/13

Land adjacent 14 The Hamlet, Lostock  
Change of use to domestic land

Horwich Town Council had recommended refusal of this application,  
which had subsequently been approved by Bolton planning  
committee.

#### CORRESPONDENCE: FOR INFORMATION ONLY:

PL 3309

- a. Wigan Council: consultation on Wigan Allocations and  
Development Management Local Plan.
- b. Vodafone and Telefonica: Permitted Development Pre-  
Consultation on proposed base station upgrades at Horwich  
Recycling Centre, Horwich Railwaymens Institute, Chorley New  
Road and Horwich Liberal Reform Club, Horwich.
- c. Bolton Council: Information about work to repair retaining wall at  
the top of Fleet Street, Horwich.
- d. Town and Country Planning Act 1990: planning appeal by Network  
Rail Infrastructure Ltd: land to the east of Station Road, Blackrod.

Resolved to note the correspondence.

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 19 DECEMBER 2013:

PL 3310            Resolved to confirm the date of the next meeting as Thursday 19  
December 2013

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 3311            Members were reminded about the temporary road closure in  
Operation at the Crown roundabout on 6 December at 6pm for the  
Lighting of the Civic Christmas Tree and carol service.

The Chairperson, thanked everyone for their attendance and  
declared the meeting closed at 8.31 pm.

.....  
Chairperson

.....  
Date