

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 19 December, 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, J. Silvester, R. Silvester
Town Clerk, C. Hutchinson
Mr Paul Smith, NJL Consulting
1 members of the public
1 member of the press

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3312 Apologies had been received from Councillor Flanigan and Councillor Ramamurthy due to illness.

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3313 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 3314 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 28 NOVEMBER 2013:

PL 3315 Resolved unanimously to approve the minutes of the meeting held on 28 November 2013.

TO WELCOME A REPRESENTATIVE FROM NJL CONSULTING LTD, ON BEHALF OF BOWSALL LTD, TO PRESENT DETAILS OF OUTLINE PLANNING APPLICATION FOR A RESIDENTIAL DEVELOPMENT AT THE FORMER BOLTON COLLEGE SITE ON VICTORIA ROAD:

PL 3316 Mr Paul Smith from NJL Consulting informed Members that the outline application was in the early stages of preparation for the proposed development on a site identified for potential residential use in Bolton Council's Site Allocations Plan. Several key issues had been identified:

- Same point of access onto Victoria Road, Bolton Council Highways had identified a need for additional access
- Due to the different contours of the site there were various constraints on the development
- The importance of the existing embankment was acknowledged and would remain
- Initial ecology work had been undertaken and identified

the importance of retaining the embankment and existing trees to preserve wildlife

- There is an area of open space by the existing access point and St Mary's School, which has a limited amount of play space. Possibility of working with the school identified and consideration of a dual use playing field.
- Importance of timing of the application with consideration of the highways impact in view of the Loco Works application and Members were informed that the outline application would be prepared within these parameters including points of access and final number of residential units to be included.

In response to a query, it was acknowledged that the final date given for responses to the public consultation letter as 23 December 2014, was incorrect and would give the impression of a twelve month response period. Members felt that this was disappointing and that the mistake either should be publicised or an additional letter should be sent out. Although Mr Smith did assure Members, that no letters received after the 23 December 2013 would be disregarded and that public consultation was ongoing. To date, three responses had been received.

Mr Smith confirmed that the roads through the development would follow natural contours with properties fronting on to the road, keeping retaining structures at the back of the properties with sloping driveways providing adequate car parking facilities. Members had concerns about the impact on traffic at Victoria Road/Chorley New Road junction, although it was confirmed that a full traffic assessment would take junction improvements into account if identified by the traffic survey.

Some Members felt that 15% of the proposed number of properties Identified as social housing was too low. However Members' main concerns were the need for the provision of education and health facilities along with the increase in traffic numbers resulting from this and other smaller developments along with the much larger Loco Works development. In response to a query Mr Smith informed Members that although they were not working directly with other developers, consultation with Bolton Councils has meant that they have been made fully aware of these requirements and that financial contributions from the developers would be accessed through either s106 payments or the Community Infrastructure Levy to provide the necessary infrastructure.

Members thanked Mr Smith for his contribution and his attendance

at the meeting and it was noted that there would be a requirement for the use of a larger venue than the Council Chamber when the application came to be discussed, due to the large amount of public interest.

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3317 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.

91094/13

20 Montcliffe, Georges Lane

Erection of front porch including alterations to dormer window at rear.

There had been no objections and no officer comments.

Resolved to recommend support of this application by 10 votes to 0 with 2 abstentions.

91100/13

Ingledene, Foxholes Road

Erection of two storey extension to side with balcony at rear.

There had been no objections and no officer comments.

Resolved to recommend support of this application by 10 votes to 0 with 2 abstentions.

CONTRARY PLANNING DECISIONS: FOR INFORMATION ONLY:

PL 3318 None.

CORRESPONDENCE: FOR INFORMATION ONLY:

PL 3319 a. Rivington and Brinscall Local Advisory Group: Rivington Heritage Trust briefing note
b. Bolton Council: details about inspection documents and information on Allocations Plan.

Resolved unanimously to note the correspondence.

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 23 JANUARY 2014:

PL 3320 Resolved unanimously to confirm the date of the next meeting as 23 January 2014.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 3321 None.

The Chairperson thanked everyone for their attendance and declared the meeting closed at 8.25pm.

Chairperson Date.....