

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 23 January, 2014 commencing at 7.30 pm.

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

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3322 Apologies had been received from Councillor L. Rock and Councillor Ramamurthy due to illness, from Councillor Flanigan who was away and Councillor McCartin due to another commitment.

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3323 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 3324 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 19 DECEMBER 2013:

PL 3325 Resolved unanimously to approve the minutes of the meeting held on 19 December 2013.

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3326 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.

91116/13

Land at Cotswold Drive

Erection of portal framed building for housing livestock, storage of feed and agricultural equipment and stabling of horses; construction of 20m x 20m manege. Removal of existing timber buildings.

Resolved to move out of Committee to allow members of the public

to speak.

Mr and Mrs Gaskell who were the applicants informed Members that they had owned the land since 2005 which had previously been in an unkempt condition. Since then they had made improvements to the land and the drainage and livestock had been moved onto the land. Due to insufficient shelter some animals had been lost during the harsh winter last year. The existing timber buildings require replacing with a secure building more appropriate for shelter and storage with the addition of a manege to exercise horses in winter months. The site would continue to be used for personal use only and providing a safe and healthy environment for the applicants' livestock. The earlier application had been withdrawn following concerns expressed by nearby residents and the current application had tried to address these concerns. There was a reduction in size and relocation of the proposed manege and the absence of floodlights. The applicants stated that they were trying to pursue their lifestyle choice whilst trying to be respectful of the community.

On behalf of local residents, Mrs Karen Walsh and Mr John Lawton expressed their concerns about this application, including the fact that planning objections were no longer available to view on Bolton Council's website. It was felt that this was an important part of the planning process when safeguarding policy in greenbelt area. They informed Members that unauthorised work had taken place on site in November and this development had been condoned by the enforcement officer. They felt this site was in an area of unique greenbelt land with an open aspect and that its visual amenity should be preserved for the benefit of all of the community and not just one family. While it was acknowledged that the applicants had made compromises in the current application, the residents were concerned that allowing agricultural use on the land would eventually lead to the development of domestic buildings.

In response to concerns about light and noise disturbance the applicants confirmed that a small tractor was used occasionally on the land and that any lighting inside the building would continue to be battery powered.

Resolved to return to Committee.

Some Members felt that the local residents had been antagonised by the proposed floodlighting included in the original application, along with the unauthorised work that had taken place. They felt that this application would spoil both the appearance and open aspect of the greenbelt, as stated in policy G2 of the UDP which refers to prejudice of the visual amenity of the greenbelt.

Members agreed that it was difficult to reach an informed decision on this application without the professional guidance of a planning officer. While it was recognised that planning permission had been granted for the existing buildings, concern was expressed that the new proposals were significantly different. Other Members expressed a view that any recommendation should be made on planning grounds and were satisfied that the proposed building was within the existing footprint and that agricultural use of land was acceptable in the greenbelt.

Resolved to recommend refusal of this application by 5 votes to 3 with 2 abstentions.

91144/13

Colemans, Chorley Road

Erection of two storey extension together with glazed link to dwelling.

The planning officer had confirmed that the application was acceptable in planning terms. Resolved to recommend support of this application by 7 votes to 0 with 3 abstentions.

91165/13

Oakwood, Princess Road, Lostock

Erection of two storey dwelling.

The planning officer had confirmed that the application was acceptable in planning terms. Resolved to recommend support of this application by 7 votes to 0 with 3 abstentions.

91183/13

ASDA, 49 – 53 The Linkway

Construction of a permanent canopy for home shopping van loading and installation of external freezer and chiller with canopy, all located within the existing store service yard.

Resolved to recommend support of this application by 9 votes to 0 with 1 abstention.

91227/13

Former Swallowfield Hotel, Chorley New Road

Erection of two buildings containing a total of 42 apartments together with car parking, landscaping and associated works (amendments to floor plans and elevations previously approved under application 73431/06)

Several Members expressed their concerns about the lack of provision for affordable housing in this development. However it was

noted that an amendment requesting removal of a condition in the original application had been refused by Bolton planning committee and it was confirmed that this condition for affordable housing remained in the current application for minor changes in floor space.

Members agreed that the site would be greatly improved by this development. Reference was made to the recommendation from the highways officer for widening of the entrance area to accommodate refuse waggon and it was requested that this should be a condition of granting planning permission.

S106 arrangements were discussed. While it was felt that the existing agreement for future school places should remain in place, other elements should be revised. Members were informed that £5,000 was to be allocated to unspecified off site road works with an additional £5,000 for public art. It was proposed that £10,000 to be allocated instead to the introduction of traffic calming and pedestrian safety measures on Chorley New Road, including a permanent speed sign in the vicinity of St Joseph's High School and a pedestrian refuge.

Some Members expressed concern that they were required to make a recommendation based on a lack of information. It was pointed out that there was very little difference between the current and the original application and both applications had s106 agreements in place. Bolton Council would make the decision on how s106 funds were spent and Members were in agreement that additional pedestrian safety and traffic calming measures should be included as a condition of approval.

Resolved to recommend support of this application by 6 votes to 3 with 1 abstention, with a condition that s106 funds to be allocated to traffic calming and pedestrian safety measures in the vicinity of the development on Chorley New Road.

91248/13

Bolton Golf Club, Chorley New Road

Erection of 4 non illuminated free standing timber signs.

Members agreed that the signs were in keeping with the area, with the inclusion of appropriate apostrophies on signs 1 and 4, but there were some concerns about the potential sponsorship signs.

Resolved to recommend support of this application by 9 votes to 0 with 1 abstention, with a condition that sponsorship signage should be kept in similar style to the signs.

91289/14 and 91290/14

Costa Coffee, 19d The Linkway
Erection of two fixed parasols.

It was noted that these two applications were for the same site, the first being the application for the two parasols, the second for advertising consent. Resolved to recommend support of both applications by 9 votes to 0 with 1 abstention.

CONTRARY PLANNING DECISIONS: FOR INFORMATION ONLY:

PL 3327 90769/13
 49 Lee Lane
Change of use from vacant shop to coffee shop (Class A3) including roller shutter to front elevation.

Horwich Town Council recommended refusal of this application on grounds of proliferation and to preserve the diversity and character of Horwich town centre, however it had been approved with conditions by Bolton planning committee.

CORRESPONDENCE: FOR INFORMATION ONLY:

PL 3328 a. Ironman UK: Bike course amended route for 2014
 b. Bolton Council: information re. proposed bus stop clearway, Claypool Road
 c. Planning Inspectorate: Appeal decision Douglas Valley Golf Course, A6 Blackrod by-pass
 d. Bolton Council: Planning appeal against refusal of planning permission 90361/13, 17 Rotherhead Close, Horwich for erection of first floor extension at side.

Resolved unanimously to note the correspondence.

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 20 FEBRUARY 2014:

PL 3329 Resolved unanimously to confirm the date of the next meeting as 20 February 2014.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 3330 None.

The Chairperson thanked everyone for their attendance and declared the meeting closed at 8.29pm.

Chairperson Date.....

