

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 21 August 2014 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.
Reverend T Litherland
Town Clerk, C. Hutchinson
Admin and Outreach Worker, V. Robinson
Bolton Ward Councillors A. Bury, A. Cunliffe.
2 Members of the Public

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3390 Councillor Thomson outlined the procedure

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3391 Apologies were received from Councillors Atkinson and Ramamurthy due to work commitments.

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

PL 3392 None.

TO APPROVE THE MINUTES OF THE MEETING HELD ON 24 JULY 2014

PL 3393 Resolved unanimously to approve the minutes of the meeting held on 24 July 2014.

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

In order to reserve her right to vote on Bolton's Planning Committee where decisions about planning would be made, Councillor Kellett would not take part in either the discussion or voting.

PL 3394 92401/14
14 Manor Road
Demolition and replacement of two storey dwelling.

Resolved to move out of Committee

A resident of Factory Hill whose property was adjacent to the proposed dwelling expressed concerns about scale, loss of privacy, the potential effects on trees and the existing watercourse and the increase in traffic. He informed Members that several of the trees on the site plan had been removed earlier in the year.

Resolved to return to Committee.

Members expressed the view that the proposed two storey, four bedroomed property was a substantial increase on the footprint of the existing bungalow and would have a significant impact on neighbouring properties.

Comments from the Drainage Team indicated that the existing watercourse located along the westerly edge of the proposed development is still receiving surface water and should remain in situ. Highways had commented that an additional driveway space should be provided to comply with the Councils parking standards for a four bedroomed house.

Councillor Silvester indicated that as a Ward Councillor he would request this application should be heard at full Planning Committee along with a site visit if necessary, rather than a delegated decision.

Resolved to recommend refusal of this application by 11 votes to 0 with 1 abstention on grounds of scale, impact on neighbouring properties and on trees and the existing watercourse.

92321/14

10 Stokesby Gardens, Lostock

Erection of single storey extension to rear.

There had been no objections to this application. The Tree and Woodlands Officer had commented that although the proposed extension had sufficient clearance to the protected trees, a fencing condition would be required to avoid machinery and materials within the root protection area.

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

92366/14

3 The Hamlet, Lostock

Erection of dormers to front and rear of garage to enable conversion of roof space to habitable room.

There had been 1 objection from number 5 The Hamlet on privacy and design grounds. It was noted that the quality of the plan appeared very poor on the website.

Resolved to recommend refusal of this application by 9 votes to 0 with 3 abstentions.

92372/14

13 Medway Drive

Formation of pitched roof over existing flat roof to front and side.

There had been no objections and 1 letter of support had been received.

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

92401/14

Unit 3, 567 Chorley New Road

Erection of internally illuminated fascia sign and internally illuminating projecting sign.

There had been no Highway objections to this application.

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

**BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY:
PL 3395**

92202/14

42 Buckingham Avenue

Erection of dormer at side together with raising of roof.

This had been recommended for approval at Horwich Town Council but had been refused by Bolton Planning on grounds that the proposed extension would by virtue of its design, height and siting be detrimental to the appearance of the area and is contrary to Policy CG3 of the Core Strategy and Supplementary Planning document "House Extensions".

CORRESPONDENCE: FOR INFORMATION ONLY

PL 3396

- a. Lancashire Wildlife Trust: information about habitat and ecological surveys on Rivington Terraced Gardens.
- b. Copy email sent by Town Clerk to MCK Associates requesting an update on the re-usage of existing stonework from the Greenwood Arms in the new development.

The Town Clerk informed Members that MCK Associates had confirmed that discussions were due to take place between the architect and the demolition contractor within the next two weeks regarding the possible incorporation of the date stones in the landscaping of the development. Members would be kept fully informed of any progress in this matter.

Resolved unanimously to note the correspondence

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 18 SEPTEMBER 2014

PL 3397 Resolved unanimously to confirm the date of the next meeting as Thursday 18 September 2014.

OTHER PLANNING MATTERS: for information only

PL 3398 None

The Chairperson thanked everyone for their attendance and declared the meeting closed at 8.20 pm.

Chairperson Date.....