

HORWICH TOWN COUNCIL

A meeting of the Planning Committee will be held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 20 October 2016 commencing at 7.30pm or at the rise of Town Council.

PRESENT Councillors: M. Jarvis (in the Chair) M. Brady, J. Bullock, S. Chadwick, K Denton, P. Holmes, S. Rock, C. Root and P. Wright.
C. Hutchinson, Town Clerk
4 members of the public

CHAIR TO OUTLINE FIRE SAFETY EVACUATION PROCEDURE:

PL 3635 The Chair outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3636 Apologies had been received from Councillors Atkinson, Kellett and Schofield. Resolved to accept apologies as presented.

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

PL 3637 None

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 20 SEPTEMBER 2016

PL 3638 Resolved to approve the minutes of the Planning Committee held on 20 September 2016.

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH (TOWN AND COUNTRY PLANNING ACT 1990 SCHED 1, PARA 8)

PL 3639 97446/16
Curley's Dining Room Limited, Curley's Trout Fishery, Wallsuches
Variation of conditions 13, 20, 21 and 22 on planning application
77936/07 (Opening hours, use class, approved plans and retail
sales).

Resolved to move out of Committee to allow a member of the public to speak.

Mrs Mabel Sharples, on behalf of residents of Wallsuches expressed concerns about the proposed increase in opening hours from 8.30 pm to 10.30 pm which would result in increased traffic congestion and add to the existing problem of cars parking on Wallsuches. Insufficient parking on the Curley's site has led to parking on Wallsuches causing highway safety problems for

pedestrians and horse riders and also not allowing sufficient room for emergency vehicles. Residents expressed concern that the proposed variation of use to include retail sales as well as the restaurant was not what was originally proposed for the site which was for use as a fishery, although this is clearly no longer the main use of the site. Residents felt that the proposal was inappropriate development in the Green Belt as it would cause increased activity, detrimental to both the character of the Green Belt and its residents.

Resolved to move back into Committee.

The Chair thanked Mrs Sharples for her comments.

Members were in the main of the opinion that the success of Curleys was an asset to the community, providing jobs and developing a site that had been neglected and run down. However reservations were expressed at the proposed expansion of the site in the Green Belt with some Members expressing the view that it had gone beyond its original purpose, to the detriment of the amenity of local residents and that the lack of on-site parking needed to be urgently addressed.

Members were informed that there had been 7 objections to this application which would be heard at Bolton Planning Committee on 17 November.

Resolved to recommend approval of this application with a condition requesting a traffic assessment on Wallsuchers.

97453/16

76 Church Street

Alterations to roof and windows on front and rear elevations

Although there had been no objections, Members expressed concerns about the alterations that had already been carried out on this property which was a key building in Horwich and part of the town's heritage. It was felt that it was important to retain original features in the conservation area.

Resolved to recommend refusal of this application on grounds of inappropriate development in the conservation area.

97458/16

349 Chorley New Road

Conversion and change of use of outbuilding to retail (Class A1) including erection of part two storey/part first floor extension to provide new shop front and two self-contained flats.

Although there had been no objections Highways had raised concern about the lack of off road parking. In response to a query it was confirmed that this was not part of the original pub building. It was a disused outbuilding at the rear/side of the original pub building. While mindful of the parking problem, Members were of the opinion that this was not sufficient reason to recommend refusal.

Resolved to recommend approval of this application.

97486/16

Ivy Cottage, High Bank Lane, Lostock

Demolition of existing conservatory and erection of single storey extension at rear.

There had been no objections. It was resolved to recommend approval of this application.

97495/16

Higher Wilson Fold Farm, High Rid Lane, Lostock

Erection of detached dwelling with parking and amenity space.

There being no objections. Public Rights of Way had commented that a public footpath leads through the application site and would be affected by this development. A legal order would be required to make changes to the current legal line before commencement of development and an alternative route provided. Members raised concerns about adequate access to the proposed development.

Resolved to recommend refusal of this application on grounds of concerns about access and concerns about the re-routing of the existing public footpath.

97501/16

Bensons for Beds, Unit 9 Middlebrook Retail Park

Siting of one internally illuminated flex face skin sign.

There had been no objections. It was resolved to recommend approval of this application.

97511/16
81 Lever Park Avenue
Erection of single storey extension at side.

There had been no objections. It was resolved to recommend approval of this application.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY

PL 3640 97146/16
4 Top'O'th' Wallsuches
Conversion of existing double garage to form additional living accommodation with extension to front and over with balcony, together with link bridge and platform to existing rear terrace and formation of new drive parking area at side. Recommended for refusal at Horwich. Approved at Bolton with conditions.

CORRESPONDENCE: FOR INFORMATION ONLY

PL 3641 a) Bolton Council: notification of temporary road closure Mansell Way, Aspinall Way, Aspinall Close 29 October 2016 for 1 day for TV location filming 2016. Members were informed that the date stated was incorrect, correct date was 30 October.
b) House of Commons Scrutiny Unit: call for written evidence: Neighbourhood Planning Bill
c) Network Rail: weekend train services resume between Preston and Bolton
d) Network Rail: north west electrification and vegetation management update
e) Chorley Council: draft householder design guidance SPD consultation.

Resolved to note the correspondence as presented.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 24 NOVEMBER 2016

PL 3642 Resolved to confirm the date of the next meeting as 24 November 2016

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3643 The Town Clerk informed Members that flag pole that Bolton Council are looking at the option of a flag pole on the grass area at the side of the Public Hall. This was in response to ongoing problems with the existing flag pole that was attached to the front of the building at a horizontal angle. Horwich Town Council had been informed as a matter of courtesy and Members were in agreement that this would be a more appropriate location for the flag pole. It was hoped that the new flag pole would be in place in

time for Remembrance commemorations in a couple of weeks,
although this could not be guaranteed.

The meeting closed at 8.21 pm.

Chairperson Date.....