

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 20 February 2020 commencing at 7.30 pm.

PRESENT Councillors: S. Rock (in the Chair), M. Baines, J. Bostocksmith, K. Denton, S. Denton, D. Grant, C. Rotheram, G. Stone, P. Wright.  
Town Clerk, C. Hutchinson  
2 members of the public

CHAIR TO OUTLINE THE FIRE EVACUATION PROCEDURE:

PL 4030 Councillor Rock outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4031 Resolved to accept apologies from Councillors Aldcroft, Brady, Chadwick, Coward. An apology for lateness was accepted from Councillor Rotheram.

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

PL 4032 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 23 JANUARY 2020:

PL 4033 Resolved to approve the minutes of the meeting of the Planning Committee held on 23 January 2020.

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

PL 4034 In order to reserve the right to vote on Bolton Council's Planning Committee where the decisions about planning would be made Councillor Wright stated that he would not take part in the discussion or voting.

07670/20

Storage Buildings, Shepherds Drive

Outline application for the demolition of existing storage buildings together with the erection of 1no. dwelling (all matters reserved).

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

The applicant, Mrs Tracey Miller informed members that the existing buildings had been used for purposes other than agriculture for some time. The buildings are dilapidated and run down and the site is overgrown and neglected. The proposed dwelling would have three bedrooms and occupy the same footprint as the current buildings and would be built from local stone and would be in keeping with the surrounding area.

Resolved to return to committee.

There had been 2 letters of support and 14 objections, including one from Councillor Silvester. These expressed concerns on inappropriate development in the Green Belt with no special circumstances; poor

condition of Shepherds Drive and further damage to the road; the applicant should be made to pay to improve the road if the application is approved; loss of privacy; the dwelling will be bigger than the buildings it is to replace; increase in traffic; noise disturbance; impact on drainage; will set a precedent for more development; reduction in house prices.

Members agreed that several of the objections were not valid planning objections and were reassured by the information as that had been provided by the applicant.

In response to concerns raised about the condition of Shepherd's Drive it was confirmed that there had been no objections from Highways. In response to a query about environmental concerns it was confirmed that there had been no objections from Greenspace, however they had requested provision of detail of proposed benefits for biodiversity enhancements e.g. bat and bird boxes within the proposed development and that any demolition or clearing of vegetation to be undertaken outside the bird nesting season.

**Resolved to recommend approval.**

07671/20

Cedar Lodge, Foxholes Road

Retention of ground level raised patio together with balcony to front.

There had been 3 objections with concerns that the decking will be higher than the boundary fence; neighbouring residents will be overlooked, resulting in loss of privacy; reduction in garden space; out of character with the area.

There had been no comments other than a request from Greenspace for a bat survey.

**Resolved to recommend refusal on grounds of overlooking and loss of privacy to neighbouring properties.**

07685/20

3 The Strand

Erection of porch at front, single storey extension at side (east), demolition of existing rear garage and erection of single storey extension to side/rear (west).

**Resolved to recommend approval.**

07697/20

Land between 46 and 62 Crown Lane

Substitution of house type – plot 9.

There had been 1 objection and 1 comment with concerns about overlooking/loss of privacy for neighbouring residents; loss of light; land is still too high; concerns about access to their property for maintenance purposes; concerns about two trees within 10ft of their property.

Members expressed concerns that in spite of Councillor's Wright's representation that apart from the addition of another car parking space there had been no change from the previous application.

**Resolved to recommend refusal.**

07724/20  
Rivington Pike Cottage, Georges Lane

Erection of a two storey extension at side together with balconies to side and front.

It was noted that although located in the Green Belt, the site had been used for a variety of purposes in the past including a pub, café, dog boarding kennels as well as a dwelling. There had been no comments or objections.

**Resolved to recommend approval.**

07738/20  
1 Hollowell Lane  
Erection of two storey side extension.

**Resolved to recommend approval.**

07768/20  
112 Longworth Road  
Formation of dropped kerb.

There had been no Highway objections who had commented that the grass verge will need to be hard surfaced to acceptable standards, all works to be undertaken by a streetworks accredited contractor.

**Resolved to recommend approval.**

07776/20  
6 Langstone Close  
Raising ridge height of roof together with loft conversion.

**Resolved to recommend approval.**

Councillor Rotheram arrived at this point.

07790/20  
7 Ridgmont Drive  
Conversion of existing garage to form habitable room.

**Resolved to recommend approval.**

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH FOR INFORMATION ONLY:

PL 4035          None.

CORRESPONDENCE (EMAILED TO ALL COUNCILLORS): FOR INFORMATION ONLY:

- PL 4036          a. Local Government Association planning advisory service: probity in planning guidance 2019.  
b. Bolton Council: Singleton Avenue, Horwich - notice of carriageway resurfacing Mallard Drive, Horwich commencing 10 February 2020 for approximately 1 week weather permitting.  
c. Bolton Council: Road Traffic Regulation Act 1984 – notification of

temporary road closure Old Greenwood Lane, Horwich commencing 2 March 2020 for gas works for approximately 5 days.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 19 MARCH 2020:

PL 4037 Resolved to confirm the date of the next meeting as 19 March 2020.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4038 None.

The meeting closed at 8.00 pm.

Chairperson.....

Date.....