

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Public Hall, Lee Lane, Horwich on Thursday 18 November 2021 commencing at 7.30 pm.

PRESENT Councillors: G. Stone (in the Chair), I. Aldcroft, M. Baines, J. Bostocksmith, S. Burke, M. Brady, S. Denton, S. Rock, C. Rotheram, Deputy Town Clerk, C. Morris
3 members of the public

CHAIRPERSON TO OUTLINE FIRE AND SAFETY EVACUATION PROCEDURE:

PL 4195 Councillor Stone outlined the fire and safety evacuation procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4196 Resolved to accept apologies from Councillors Coward, Grant and Williamson

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

PL 4197 Councillor Stone declared a personal interest on application 12118/21 as the applicant was known to him.

TO APPROVE THE MINUTES AND RECOMMENDATIONS OF THE MEETINGS OF THE PLANNING COMMITTEE HELD ON 21 OCTOBER 2021:

PL 4198 Resolved to approve the minutes and recommendations of the meetings of the Planning Committee held on 21 October 2021.

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

PL 4199 Resolved to bring planning application 12372/21 forward to allow a member of the public to speak on it.

Resolved to move out of committee.

Mike Cunliffe, a neighbouring resident was aware that a right to a view was not a contrary planning matter. This application had become before Horwich Town Council in February 2021 when approval was recommended. In the previous application 10204/21, the officer's report stated that the roof height would not impinge on neighbouring properties but since the proposal had been approved and building went ahead, alterations to the size of the roof had increased from that of the approved original criteria (Mr Cunliffe circulated an image of the property and neighbouring premises).

Resolved to move back into committee.

Members thanked Mr Cunliffe for attending. Members also reiterated that applicants should not put forward retrospective planning applications. Since the applicant had not met the original criteria from planning application 10204/21 then it should be put right. All applicants should be held accountable if they do not follow

correct conditions and meet approved criteria. Members were also concerned that a full neighbourhood consultation had not been carried out so that residents may not have had the full information to form their own comments.

12372/21

26 Kensington Drive

Retention of alterations (increase in flat roof height) to approved planning application 10204/21

There were three objections and a comment from Councillor Silvester. The extension was not in keeping with the estate; concerns about the height - the new eaves height is higher than the existing eaves; loss of light to neighbour; been built without permission; can see it from their window; loss of view.

Resolved to recommend refusal.

11878/21

Old Station Park Buildings, St John Street

Demolition of 2No industrial units and erection of a new build headquarters for Woodley Ltd (use classes B1, B2 and B8) with associated parking and boundary wall/railings

There had been comments received by Greenspace Neighbourhood Services, Highways and Engineering Development Environment and Greater Manchester Police.

This application was welcome as would be keeping different level of expertise within Horwich and would be utilising a brownfield site. Employees would be able to benefit from walking to work which would lower the use of vehicles on the road. The development would also offer an improvement to the area.

Resolved to recommend approval of this application.

12058/21

Mill Lane Fishery, Piggery and Stables, Mill Lane

Conversion of existing hay barn to form 1No. dwelling

The site is a brownfield site with the existing building historically used as a piggery was now being used as storage. Members felt that they should be cautious as other applicants had put forward similar proposals to attempt to develop on land.

Councillor Brady left the meeting at this point.

There had been 7 objections received citing inappropriate development in the Green Belt; no very special circumstances; the business is not of a sufficient scale to justify a permanent agricultural worker's dwelling; loss of biodiversity; limited viability onto Mill Lane; increase in traffic; impact on the conservation area

There had been comments received by Design and Conservation, Greenspace Neighbourhood Services, Regulatory Services and Ecologist.

Resolved to recommend approval of this application subject to conditions included within the Greenspace Neighbourhood Services and Ecologist report.

12118/21

12 Montcliffe, Georges Lane

Conversion of Flat roof at side to first floor roof terrace with glass balustrade

There had been one objection received stating the balcony would overlook neighbouring garden, loss of privacy and the proposed opaque screen is too low.

There had been comments received by Public rights of way team.

Resolved to recommend approval of this application.

12176/21

Horwich St Marys Football Club, Scholes Bank

Variation of conditions 11 & 12 (opening times between the hours of 9.00am and 11.00pm) on application 81137/08

There were four objections received stating an increase in noise disturbance; 11pm finish seems unnecessary; there have been breaches of other planning conditions that needs investigating first and concerns that neighbours have not been notified of the planning application.

Members agreed that this place was doing incredibly well and required revenue for the club in order to continue to exist and that football had been played on the land for many years. 11pm was not considered unreasonable since the surrounding area was mostly fields but members felt that the residents should have been consulted properly with the proposal put forward.

Resolved to recommend approval of this application.

12191/21

Knowles Farm, Fleet Street

Demolition of existing dwelling and erection of 1no. residential dwelling.

There were ten objections, (one including Horwich Heritage) – the old farmhouse is approx. 200 years old and forms an important part of the conservation area; inappropriate development in the conservation area; the new dwelling is substantially larger than the existing; the design is unsympathetic to and totally out of character with the area; no heritage appraisal has been submitted and no justification for the demolition of

the historic building; impact on biodiversity; light pollution and impact on wildlife; disturbance from construction vehicles accessing the site.

There had been comments received by Flood risk, Horwich Heritage, United Utilities, Greater Manchester Police, Highways and Engineering and Greenspaces Neighbourhood Services.

The proposal is within a conservation area. Members felt that although contemporary and old can balance in places, that the scale and design of the proposal was not appropriate or in keeping for the area. Despite the current building having Grade 3 listing status, this didn't offer much protection but members felt at the building could have been utilised.

Resolved to recommend refusal of this application on grounds of design and scale not in keeping with the conservation area.

12193/21

6 Evanstone Close

Erection of first floor extension to side

Resolved to recommend approval of this application.

12244/21

Bluemantle Ltd, Horwich Loco Industrial Estate

Reserved matters application pursuant to application 91352/14 for public open space (Heritage Park) comprising new hard and soft landscaping and associated pedestrian and cycle access.

There had been one objection from Horwich Heritage, wanted to see an extended heritage park instead as Rivington Chase does not contain any active sports facilities and the 4 residential developments approved so far contain minimal open space; the proposed pocket parks are parks in name only as they are just roadside landscaping; concerns about the robustness of the proposed planting; concerns about future maintenance.

There had been comments received by Highways and Engineering, Greenspace Neighbourhood Services.

Councillor Rotheram who sits on the Rivington Chase Liaison Committee would have liked to have seen the erecting sheds retained on the development. Members were concerned that if this application went ahead, that the land would be adopted by Bolton Council and then not be maintained adequately. They would have also liked to have seen a memorial included within the proposal.

Resolved to recommend approval of this application with the condition that the surrounding houses are responsible for the ongoing maintenance of the land.

12331/21

Hill Crest, Georges Lane

Erection of single storey rear extension, raising of ridge height and conversion of loft to habitable rooms including three front dormers together with a side/rear balcony and alteration to external materials.

There had been comments received by Highways and Engineering.

Resolved to recommend approval of this application.

12349/21

The Beehive, 991 Chorley New Road

Formation of new flood defence wall to the perimeter of the public house

There had been comments received by Highways and Engineering.

Members wished to note that this was a potential retrospective planning application.

Resolved to recommend approval of this application.

12371/21

79 The Linkway

Siting of 4no. internally illuminated fascia signs together with 1no. internally illuminated totem and 1no. internally illuminated freestanding entrance gate.

There had been comments received by Highways and Engineering.

Resolved to recommend approval.

12388/21

14 Mill Lane

Demolition of rear porch, erection of single storey extension with flat roof. Incorporation roof lantern extending over existing kitchen

Resolved to recommend approval.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH (EMAILED TO ALL COUNCILLORS): FOR INFORMATION ONLY:

PL 4200 A list of contrary planning decisions had been circulated to all Members for information.

There was one contrary decision – application 11649/21. Horwich Town Council had rejected the application on grounds of fence type. The applicant had since revised the fence design which was then approved at Bolton Council planning.

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

- PL 4201
- a. Bolton Council: notification of temporary road closure various streets in Horwich on 14 November 2021 for Remembrance Sunday Parade.
 - b. Bolton Council: minutes of the meeting of the Montcliffe & Pilkington Quarry Liaison Group held remotely on 11 May 2021.
 - c. NALC: Consultation on amending the Environmental Permitting (England and Wales) 2016 Regulations.
 - d. Fletcher CRE: Response to Horwich Town Council's bid on land adjacent 244 Chorley New Road, Horwich.
 - e. Bolton Council: Consultation on naming of new streets at land former Horwich Locomotive Works between Chorley New Road and M61.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 16 December 2021:

- PL 4202 Resolved to confirm the date of the next meeting of the Planning Committee as 16 December 2021.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

- PL 4203 Councillor Rock commented on the size of the new mast located on Chorley New Road and stated he felt sorry for the residents although there had been no objections received on the proposal.

The meeting closed at 8.28 pm.

Chair..... Date.....