

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee remotely due to Covid-19 restrictions using online conferencing technology on Thursday 18 February 2021 commencing at 7.30 pm.

PRESENT Councillors: S. Rock (in the Chair), I. Aldcroft, M. Baines, M. Brady, J. Bostocksmith, S. Burke, S. Chadwick, S. Denton, D. Grant, G. Stone, P. Wright.  
Town Clerk, C. Hutchinson  
Councillors McKeon and Silvester, Ward Councillors for Horwich North East.  
11 members of the public.

### TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4122 Resolved to accept apologies from Councillors Coward and Rotheram.  
An apology for lateness was accepted from Councillor Aldcroft.

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

PL 4123 None.

### TO APPROVE THE MINUTES OF THE MEETINGS OF THE PLANNING COMMITTEE HELD ON 21 JANUARY 2021:

PL 4124 Resolved to approve the minutes of the meeting of the Planning Committee held on 21 January 2021.

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

PL 4125 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.

05250/19

Montcliffe Quarry

Application for a lateral northerly extension to the existing quarry in order to facilitate the extraction of gritstone for the purpose of producing high grade stone and aggregates.

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

Councillor Silvester stated that he fully supported residents' opposition to this application and that the proposed extension of the quarry was contrary to S9 of the National Planning Policy Framework which protects the Green Belt from urban sprawl. Although the NPPF states that certain forms of development, including mineral extraction are not inappropriate in the Green Belt, providing they preserve its openness,

the proposed extension would conflict with the purpose of the West Pennine Moors SSSI, SBI and Upland Moorland Hills Area to protect and enhance wildlife and biodiversity. Local residents already had valid complaints against and a lack of trust regarding Armstrongs, due to a long history of breaches of planning conditions regarding dust, noise etc. Previous applications for an extension to the site had been refused and the Greater Manchester Joint Minerals Plan bank currently exceeds the ten-year requirement for supply of crushed rock.

Lynsay Darbyshire and Andy Bustard, representing local residents expressed their objection to this application due to concerns regarding nuisance from noise, vibration, dust and high volume of HGV movements of Armstrongs and other contractors' vehicles. There was a history of submission of incorrect vehicle movements by Armstrongs and a lack of planning enforcement and residents queried the content of the Officer's Report and its recommendation for approval

Resolved to return to Committee.

Councillor Silvester and the residents were thanked for their attendance and comments and were informed that Members shared their concerns regarding this application and the problems presented by the current operation and any future expansion. Self-assessment had been clearly ineffective and more rigorous enforcement was necessary. Members also expressed great concern that consultees, including Horwich Town Council and local residents had not been given adequate time to comment.

There had been 48 objections on the following grounds -

- \* Encroachment into the Green Belt; the development will not preserve the openness of the Green Belt
- \* The proposed development will be highly visible from surrounding public areas. The hillside can be seen from miles around. Winter Hill is a prominent landmark; the proposals will spoil the visual environment for many years to come
- \* The quarry will become too big and out of proportion with the surrounding landscape; impact on the landscape character of the area/West Pennine Moors; the countryside must be preserved. It will be a scar on the landscape
- \* Impact on residential amenity. Existing problems local residents experience will increase
- \* Vibrations: neighbouring houses shake when there are blasts at the quarry; incident of a blast occurring without prior warning;
- \* Dust in neighbouring gardens, on properties, on cars and on roads; impact on health from dust pollution; impact on health through traffic pollution
- \* Noise from operations/hours of operation. Can be heard afar; noise detracts from the enjoyment of the surrounding countryside; Armstrongs have little concern for their neighbours
- \* Increase in HGV movements on Georges Lane and surrounding road network; how will the number of vehicle movements be

- monitored?; damage to road surfaces through HGV movements; mud and debris on local roads; highway safety at the junction of Georges Lane with Chorley Old Road from HGVs; highway safety concerns for school children on Chorley Old Road; speed of HGV drivers and inconsiderate parking; HGVs are using New Chapel Lane as a rat run when it is restricted to 7.5 tonnes; conflict with other road users on Georges Lane
- \* Impact on Wallsuches Conservation Area from an increase in HGVs; effect on water table and groundwater. Potential contamination; impact on blanket bog; impact on Site of Biological Importance; the proposal would conflict with the purposes of the West Pennine Moors Site of Special Scientific Interest; impact on wildlife from noise, dust and pollution; impact on habitats
  - \* Increase in surface water flooding, to properties to the south
  - \* Effect on the surrounding public rights of way
  - \* Residents were told that there would be no further extensions to the quarries. They have already extended the quarry; current activities in the quarries need better policing
  - \* Concern additional excavation will be required to achieve the restored levels; impact on old mine shafts in the area
  - \* How many of Armstrongs' staff are employed locally? Will it actually benefit the local economy?
  - \* Concern about structure of the road to the west following extraction works
  - \* Potential archaeological interest
  - \* The aggregate bank for England is full which means there should only be aggregate from the process of block stone extraction
  - \* Use of manege, outside of quarry, for storage in association with the quarry
  - \* Discolouration of several local streams and the reservoirs at Arcon Village from the existing operations
  - \* Armstrongs have been in breach of their planning conditions regarding monitoring of existing operations; a new access has been created into the quarry, in breach of their planning permissions
  - \* Vehicles entering the quarry are commonly unsheeted
  - \* The conditioned working hours at the quarry are commonly not adhered to
  - \* Armstrongs' Chorley New Road site must close, to stop HGV traffic along that route
  - \* Devaluation of neighbouring properties

Resolved to recommend refusal on grounds that the application is contrary to S9 of the NPPF due to its negative impact on the Green Belt, West Pennine Moors SSI and surrounding areas which are sites of biological importance; negative impact on a site of archaeological importance; a precedent for refusal has already been set in 1991 and 1993; negative impact on the Wallsuches Conservation Area; continued lack of enforcement of existing planning conditions which has had a detrimental effect on the amenity of local residents due to issues of noise and pollution; as per the GM Joint Minerals Plan requirements the ten-year supply of crushed rock is already in

place.

Also resolved to request full enforcement of existing planning conditions and the implementation of a TRO (traffic regulation order) to prevent site traffic entering Horwich town centre.

10147/20

8 Back Chapel Street

Prior approval application for change of use from office to dwelling

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

Councillor Silvester informed Members that a previous application for conversion into a dwelling had been refused in 2007 due to insufficient information with regard to a structural survey and off street parking and was deemed to be detrimental to neighbouring residents. As per legislation, as the building was not being used as an office on 29 May 2013 when it was an empty and derelict building, this application should not be recommended for approval.

Ian Haslam, a local resident informed Members that the application had been withdrawn by the applicant on 17 February and that the dwelling had been used as an air b & b in 2020. It had subsequently been closed down by Bolton Council due to problems experienced by local residents regarding parking, drainage and vermin.

Resolved to move back into Committee.

Councillor Silvester and the local residents were thanked for their attendance and comments.

Councillor Aldcroft joined the meeting at this point.

There had been 10 objections, an objection from Councillor Silvester and a Committee request from Councillor Brady – the building does not benefit from a B1(a) use as it was vacant on 29 May 2013 (the key date within the regulations); never been used as offices; impact on privacy and outlook of neighbouring residents; no structural survey has been carried out/the building is unsafe; land ownership issues/the property does not own the curtilage proposed within the application; increase in traffic and parking problems; no room for bins; impact on conservation area; work started without planning permission; queries about whether the property has been registered as a dwelling and whether council tax has been paid; problems with existing drainage; existing vermin problem (not planning issues).

Resolved to recommend refusal as the building does not have B1(a) use as it was vacant on the key date within the regulations; inappropriate development in and negative impact on the Wallsuches

Conservation Area and on the amenity of neighbouring residents.

10231/21

Mansell Way, Middlebrook

Prior approval application for a 15m phase 8 monopole c/w wrapround cabinet at base and associated ancillary works

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

Matthew Scott, speaking on behalf of local residents stated that the proposed application was contrary to Bolton Council planning policies TG3 and OA1, as it was not compatible in scale or form to the architecture of the local surroundings and that there had been a lack of prior engagement with local residents.

Resolved to return to Committee.

Mr Scott was thanked for his attendance and comments.

There had been 14 objections and a request for a Committee decision from Councillors Baines, Cunliffe, Silvester and Wright – health and safety grounds; character and appearance; not the latest technology being proposed; lack of consultation; impact on house prices (not a material planning consideration)

Resolved to recommend refusal due to the proposed development not being in keeping with the local surroundings and being too close to lower-level housing; concern that the deciding factor is cost as cheaper for the applicant to site the monopole near to houses and public footpaths when there were more suitable locations in the adjacent industrial and commercial areas; going forward consideration should be given to mitigation measures such as colours more in keeping with the surroundings.

Councillor Chadwick left the meeting at this point.

10162/21 New Brunswick Street

Change of use of unused road to yard for storage.

Highways had confirmed that a Stopping Up Order was in progress. Members expressed concern at the lack of information regarding planned use and that this land was not being utilised in the town centre regeneration plans as a potential site for new public toilets.

Resolved to recommend refusal on grounds that this area of land should be considered as a site for public toilet facilities as part of Horwich town centre regeneration plans.

10191/21 3 Crompton Road, Lostock  
Extending existing roof over side extension with pike gable end

Resolved to recommend approval.

10204/21  
26 Kensington Drive  
Part render to front elevation and bay together with erection of single storey rear extension

Resolved to recommend approval.

0241/21  
Longwood House, High Bank Lane, Lostock  
Erection of a single storey outhouse at rear.

There had been 2 objections – too close to neighbours' decking; too large; potential noise disturbance; potential damage to trees; impact on character and appearance of area; impact on outlook and privacy; drainage concerns. Greenspace had requested further details of measures to minimise impact on and to provide net gains for local biodiversity.

Resolved to recommend approval with Greenspace conditions for further details of measures to minimise impacts on and enhance the natural and local environment and provide net gains for biodiversity and that the approved scheme should be implemented in full and retained thereafter.

10320/21  
Tesco Superstore, Mansell Way  
Retrospective application to install 1no 42" internally illuminated LCD screen and 3no flag pole signs (overall height 2450mm)

Resolved to recommend approval.

10332/21  
43 The Linkway  
Spray painting of shop fronts, installation of timber cladding, new cycle racks, pedestrian crossing from car park and siting of external bins

Resolved to recommend approval.

10333/21  
43 The Linkway  
Siting of illuminated and non- illuminated projecting, hanging and fascia signs

Resolved to recommend approval.

10334/21

Sunnybank, 56 Chorley New Road, Lostock

Demolition of existing conservatory together with the erection of a two storey extension at rear and new pitched roof over existing extension

There had been 1 objection – loss of light to neighbouring property. Greenspace had requested that a bat survey should be undertaken at a suitable time of year and protection/mitigation proposals provided.

Resolved to recommend approval with a condition for a bat survey to be undertaken at a suitable time of year and protection/mitigation proposals provided.

10363/21

14 Angelbank

Erection of single storey extension at rear together with lean to roof across rear elevation

Resolved to recommend approval.

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

PL 4126 09322/20 2 Harrison St – Demolition of existing building and erection of a three-storey building comprising 10 no one bed and 1 no two bed apartments with associated parking. Recommended for refusal at Horwich and approved at Bolton with conditions to address land contamination, external materials, acoustic double glazing and ventilation, surface water drainage/flood risk, landscaping, boundaries, car parking and highways.

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

PL 4127

- a. Bolton Council: notice of temporary road closure – Lostock Lane, 22 February 2021 for approx. 4 weeks for gas works.
- b. Bolton Council: naming of new streets – Hercules Business Park, Lostock Lane.
- c. Bolton Council: naming of new streets – Land at Berne Avenue, Horwich.

**TO CONFIRM THE DATE OF THE NEXT MEETING OF THE PLANNING COMMITTEE AS 18 MARCH 2021:**

PL 4128 Resolved to confirm the date of the next meeting of the Planning Committee as 18 March 2021.

**OTHER PLANNING MATTERS: FOR INFORMATION ONLY:**

PL 4129 It was noted that, contrary to recent press coverage, application 05250/19 for extension of mineral extraction at Montcliffe Quarry had

been recommended for deferral at the meeting of Horwich Town Council Planning Committee held on 18 April 2019, based on information from the Planning Officer who was awaiting comments from the Environment Agency and Natural England. It was agreed that the Town Council, along with local residents, had the right to be consulted and should have been consulted prior to consideration of this application by the planning authority. In response to correspondence from Councillor Grant and Councillor Wright, it was confirmed that this had been acknowledged by Councillor Walsh at the meeting of Bolton Planning Committee earlier.

The meeting closed at 8.59 pm.

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