

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee remotely due to Covid-19 restrictions using online conferencing technology on Thursday 18 March 2021 commencing at 8.06 pm.

PRESENT Councillors: S. Rock (in the Chair), I. Aldcroft, M. Baines, M. Brady, J. Bostocksmith, S. Burke, S. Chadwick, A. Coward, S. Denton, D. Grant, C. Rotheram, G. Stone, P. Wright.
Deputy Town Clerk, C. Morris
Councillor R. Silvester, Ward Councillor Horwich North East
Four members of the public

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4122 Resolved to accept apologies from Councillor Aldcroft for lateness.

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

PL 4123 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.

Councillor Brady declared an interest in planning application 10394/21 as the application is within the vicinity of their residence and would be abstaining from the vote.

TO APPROVE THE MINUTES OF THE MEETINGS OF THE PLANNING COMMITTEE HELD ON 18 FEBRUARY 2021:

PL 4124 Resolved to approve the minutes of the meetings of the Planning Committee held on 18 February 2021.

TO MAKE REPRESENTATION TO THE PLANNING INSPECTORATE IN RESPONSE TO THE APPEAL AGAINST THE DECISION RE. APPLICATION 08075/20 LAND AT LEVER PARK AVENUE, HORWICH:

PL 4125 Members agreed that the appeal against the decision should be rejected as a Town Council. A letter would include the reasons included within Bolton Council's Officer's Report as the reasons were still valid and applicable. A member informed the Council that Rivington and Blackrod High School would also be objecting to the appeal.

Resolved to make representation to the Planning Inspectorate in response to the appeal against the decision regarding the application 08075/20 Land at Lever Park Avenue, Horwich.

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

PL 4126 Resolved to bring forward planning application 10395/21 to allow members of the public to speak.

10395/21

Land adj. to Montcliffe Quarry, Georges Lane

Variation of Condition 2 of planning permission 93076/14 to

increase the period of time for reprofiling and stabilisation works by 10.5 years

Greenspace had specified that the location is within the risk zone for West Pennine Moors SSSI, the nature of this development requires that the Local Planning Authority should consult Natural England on likely risks from the following:

Previous consents 93076/14 & 05250/19 contained conditions relating to Landscape Restoration Scheme; Ecological Enhancement Plan; Compensatory Rewetting Scheme; Aftercare Scheme; Nesting Birds. Submissions presented to achieve these conditions should still apply to any new consent under this application.

In addition, Biodiversity Net Gain can apply to both new development and those already underway. As such a requirement for the proposed restoration of habitats to require maintenance for 30 years despite cond. 13 requirement stating a period of 5 years, should be considered as a reasonable compensation for the delay in restoration provision.

The existing condition (13) also fails to include details of the legal and funding mechanism by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

This is in line with the councils Local Plan Strategic Objective 12 and Strategic Policy CG1-1, CG1-2, CG3-7, CG4-1 & CG4-2 which support the National Planning Policy Framework 2019, Chapter 15 Paragraphs; 170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

175. When determining planning applications, local planning authorities should apply the following principles:

- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development

in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

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

Councillor Silvester informed members that he had objected to the proposal in his capacity of Ward Councillor as this fell within the Horwich North East Ward. The original application was approved for a period of 6 years which expired in January 2021. Councillor Silvester had not anticipated that there would be an application to request for a further extension and stated it was a slight of hand application specifying wet weather and COVID-19 as reasons were not plausible or justified the 10.5-year expansion. Since autumn 2020 there had been additional noise since work started. He stated Bolton did not require this amount of mineral rock extraction and that the amount of crushed rock had exceeded the 10-year aggregate assessment. It was felt that the application was for aggregate rather than re-profiling and stabilisation.

A member of the public, Mr Taylor informed members that he had objected to the application at Bolton Council and would be objecting to the application the Horwich planning meeting. He was going to re-object at Bolton. Mr Taylor was unsure whether the application was the same one that had expired but extended or whether Armstrong's had put in a new application. He stated that the north east face was more prominent. Armstrongs had already had 6 years on their original proposal which was to do with health and safety. He said work had hardly began and thought the demand for stone was the driving force behind the whole thing. He made reference to application 97782/16 which is the current application allowing the quarry to operate up to 2033. The applicant had said due to the time necessary to completing the reprofiling on the northern face in order to alleviate health and safety concerns. Mr Taylor was confused as it seemed in 2015, they wanted up to 2033 to make the north east face safe and then to carry on working within the quarry. He did not understand how that if the north east face had not been made safe and why the quarry was still operating which casts doubt over the methodology of making it safe by the extraction of 1.4 million tons of aggregate. Mr Taylor thought there should be an independent reassessment to include whether this method is the way of making it safe and secondly a reassessment of the planning balance between the harm to the landscape and the proportion of mineral extraction as it may take 10 years. Mr Taylor also highlighted a discrepancy between the approved restoration masterplan of the original/current application the working drawing

Andy Bustard, another member of the public opposed the application as he stated health and safety did not seem to be treated as a priority to make the quarry a safe working environment and that the method used was not viable and that an alternative method should be used to stabilise as the works have taken 6 years and still not complete. He had done an online search and found other methods for stabilising both in the UK and worldwide. It has been stated that the 'Greater Manchester Regional Production of Aggregates Landbank' had met their target for the next 10 years. This showed the alternative of the non-mineral extraction method of stabilisation of the north face should be looked into.

Lyndsay Darbyshire, a representative for Arcon Village shared her concerns about the application as they had been subjected to excessive and long periods of noise. The thought of another 10.5 years of noise and if they went higher up the rock face, would create even more noise. It was a scar on the landscape, irreversible and the noise level had largely increased.

Councillor Aldcroft joined the meeting at this point.

Resolved to move back into committee.

Councillor Brady proposed that members rejected the application for the same reasons which had been stated on the last extension application. It was alarming that the re-stabilisation works had been unsafe working practices although it was appreciated that this was part of the Health and Safety's Executives remit, but it obviously has some bearing on it as expected to put up with quarrying for another 10 years which is not appropriate.

There was an assumption that Armstrongs would have requested a year extension due to COVID-19 but was perplexed at the 10.5-year extension request. Councillor Brady was concerned that Armstrongs primary application had expired and was alarmed at the unsafe work practices. It was felt that harm had exceeded the temporary level to being a permanent status.

Councillor Grant thanked Mr Taylor for his detailed email and shared his concern that they were a month overdue from their last planning permission and then decided request an additional 10 years. Given the benefit of the doubt, COVID-19 occurred and would have expected a 1-year extension. They must have been aware that they would not have hit their deadline before asking for a 10-year extension. It has moved away from the original proposal of temporary harm to the landscape. If this application was to be approved the harm to the landscape should be moved from temporary status to intermediate/permanent harm.

Councillor Stone informed members that he had attended the Montcliffe & Pilkington Quarry Liaison group meeting on November 3rd 2020 which had not included this and that the next meeting was not planned for another six months. Councillor Stone was not convinced of the reason for the extension as historically Armstrongs have a bad reputation and do not work for the good of the community.

Councillor Rotheram thanked the residents for taking their time to try and comprehend a complex application and stated that if there a risk that if it collapsed, how far would it collapse back and would it endanger people other

than the employees of Armstrongs. The works should have been carried out as a matter of urgency and that is what was understood had been done. Bolton Planning, including their Officers should take that into consideration when making a decision of what is the risk to delaying it.

Councillor Chadwick agreed with the points raised by Councillor Silvester and felt that another application would be made for an extension once this application had been approved.

The members of public were thanked for attending and speaking on the complexities of the application.

Resolved to recommend refusal of this application on grounds of the same reasons Bolton Council refused a previous extension request and Members felt that if works were behind due to bad weather and Covid-19 then they assumed their extension request would be up to one year. This application would change from temporary harm on the landscape to permanent if the extension was approved. There were also health and safety fears of whether the continual works could cause a collapse of the rock face including unsafe work practices. Members were also concerned that they had an original application of 6 years to stabilise the rock face and have now asked for another 10-year extension. It was assumed that more planning proposals for extensions would be applied for.

10393/21 80

Alexandra Road

Erection of a single storey extension at rear together with conversion of existing garage to form a habitable room

Resolved to recommend approval subject to Highways and Engineering comments regarding the widening of the driveway to accommodate 2 cars as this would support the less of the integral garaging provision.

10394/21

180 Brownlow Road

Prior notification application for a proposed larger home extension at rear (4.2M long ;4M max height; 3M eaves height)

In response to a query as to whether works would minimise access to the road due to concerns that the aggregate would cause an obstruction but it was thought that this proposal would not impact access.

Resolved to recommend approval of this application.

10396/21

2-4 Scholes Bank

Change of use of ground floor from hairdressers to self-contained flat (No.4) and retention of ground floor as tea room and first floor as hairdressers (No. 2) with associated internal alterations and new external entrance

Greater Manchester Police commented that the flat should be fitted with a monitored alarm system and doors to have door viewers. The access control systems should be swipe card or fob operated. The lighting should be dusk 'til dawn lights and external lighting must be provided to the side passageway and rear of the building. The lighting should produce 'white' light. The proposed cycle store should include stands that allow users to lock both wheels and the crossbar to stand rather than just the crossbar. It was suggested that a maintenance plan should be drawn up to address issues such as: litter removal/repair to the communal areas regarding retail use, if any new external fittings are to be installed, they should be certified to secured by design standards. if cash is to be kept within the property overnight then a time delay safe certified to LPS 1183 should be installed including the installation of an Intruder alarm. Any staff areas that are to be included within the property should be access controlled and restricted.

Highways and Engineering stated that the principle of extending the A1 use-class into the adjoining property was approved under previous application 95834/16. The quantum of development proposed should have limited on the surrounding highways in terms of traffic generation and parking. There is limited dedicated on-street parking fronting the properties at the location that would support the change of use. On this basis, there is no reason to object on the proposed change.

A member commented that the Council should be supportive of businesses since they have been hit hard due to COVID-19 restrictions.

Resolved to recommend approval of this application

10397/21

45 Wallsuches

Erection of wooden outbuildings for use as home gym and storage of garden tools and furniture

Members were unsure whether this application fell into the conservation area but Bolton Council have a Conservation Officer who would raise concerns if criteria were not met.

Resolved to recommend approval of this application

10417/21

18 Montcliffe, Georges Lane

Demolition of existing outbuilding and erection of garden room/yoga studio

Greenspace Neighbourhood Services stated that whilst the location is within the risk zone for West Pennine Moors SSSI, the nature of the development would unlikely have any impact upon the designated site. The application omits any recommendations for enhancement of biodiversity in the development, as required in the National planning Policy Framework (2019) Paragraph 170. Opportunity exists to incorporate habitat onto the development by provision of nesting boxes. Further detail of the biodiversity benefits of these proposals or other biodiversity enhancements, should be provided with proposed locations. The approved scheme should be implemented in full and retained thereafter. This is in line with the councils Local Plan Strategic Objective 12 and Strategic Policy CG1-2 which supports the National Planning Policy Framework 2019.

Members noted that the proposed application was at the rear of the premises.

Resolved to recommend approval of the application.

10423/21

68 Chorley New Road

Part demolition of existing dwelling and erection of detached dwelling together with associated landscaping, new access, boundary wall and gates at front.

Highways and Engineering commented that there appears to be sufficient parking/turning provision proposed within the amended driveway in order to support the level of development proposed and had no objections to the proposal.

Greenspace Neighbourhood Services commented that the planning proposal included common development situations where bats are likely to be encountered.

A member commented on how the location was large enough to accommodate the proposal.

Resolved to recommend approval of this application

10430/21

Tesco Superstore

Formation of 5No. additional click and collect drive-thru bays with flat panel canopy and bollards

Members commented on how this would aid in the click and collect demand and potentially create more jobs.

Resolved to recommend approval of this application.

10465/21

Annex to Rivington Pike Cottage
Change of use from dog boarding kennels to dog grooming parlour/hot food/drinks takeaway (shop) together with alterations to west elevation to form entrance door and windows

Highways and Engineering commented that, acting on extant uses associated with the premises and its sustainable location, there was no reason to object to the proposal.

Members commented that although it was not a planning consideration, the applicant should ensure proper signage to specify having dogs on leads. Members also commented that this could potentially attract more traffic on Georges Lane/Montcliffe road and that the road needed improving. It was suggested that a barrier or a gate could be placed on the road near Two Lads. Members were also aware that the applicant had previously requested a barrier to be installed but the application had been refused.

Resolved to recommend approval of this application.

10466/21

Annex to Rivington Pike Cottage
Siting of 1No. externally illuminated fascia sign

Members stated that the proposal would not be appropriate at the location specified.

Resolved to recommend refusal as an illuminated sign would impact on the countryside.

10493/21

The Boundary, Chorley Old Road
Formation of balcony to first floor at rear

Resolved to recommend approval of this application.

10500/21

12 Lower Makinson Fold
Demolition of existing conservatory and erection of single storey extension at rear

Resolved to recommend approval of this application.

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

PL 4126 There were no contrary planning decisions.

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

- PL 4127 a. Bolton Council: notification of drainage and carriageway resurfacing works – Stanley Grove/Hollowell Lane 1-8 March 2021 for 1 week.
- b. NALC: Consultation MHCLG Model Design Code.
- c. Bolton Council: notification of temporary road closure for resurfacing Walker Fold Road, Horwich commencing 15 March 2021 for 15 weeks.
- d. Bolton Council: Notification of temporary road closure for resurfacing Abraham Street, Horwich, commencing 30 March 2021 for 7 days.

Resolved to note the correspondence.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 22 APRIL 2021:

- PL 4128 Resolved to confirm the date of the next meeting of the Planning Committee as 22 April 2021.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

- PL 4129 Councillor Grant informed members that he had put in a request to the Enforcement Officer in relation to 'Café Riviera' as it had changed its name to 'Mr Chicken' without planning permission, including a back lit sign. The Planning Officer had visited the premises and the business had since changed its name back to 'Café Riviera'.

Councillor Chadwick informed members regarding an issue with the new illuminated signage and roller shutters on the former 'Chico's' and also a sun tanning business which required investigation and confirmed that he had informed Bolton Council of Both matters.

The meeting closed at 9.11 pm.

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