

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee remotely due to Covid-19 restrictions using online conferencing technology on Thursday 22 April 2021 commencing at 7.30 pm.

PRESENT Councillors: S. Rock (in the Chair), I. Aldcroft, M. Baines, M. Brady, S. Burke, S. Chadwick, D. Grant, C. Rotheram, G. Stone, P. Wright.
Town Clerk, C. Hutchinson
1 member of the public

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4130 Resolved to accept apologies from Councillor Bostocksmith, Councillor Coward and Councillor Denton.

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

PL 4131 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.

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

PL 4132 Resolved to approve the minutes of the meetings of the Planning Committee held on 18 March 2021.

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

PL 4133 **10544/21**

27 Lower Makinson Fold

Erection of a single storey extension at rear together with canopy.

Resolved to recommend approval of this application.

10548/21

6 Gloucester Avenue

Retention of garden playhouse.

Resolved to recommend approval of this application.

10581/21

The Oaks, Old Rake

Erection of detached garage to front of property built within existing slope of garden.

Highways had commented that the access road adjacent to the property is

privately owned and falls outside their remit, however it does carry a public right of way and on that basis recommends the boundary treatment at the proposed access to the driveway is kept to a height of 1 metre in order to safeguard pedestrians.

Resolved to recommend approval of this application with conditions to ensure pedestrian safety as per Highways recommendations and also that materials used in construction are in keeping with the conservation area.

10598/21

20 Shaftesbury Avenue, Lostock

Erection of front porch, two storey side extension with Juliet balcony on rear elevation, new roof on existing conservatory together with single storey rear extension.

Highways had requested conditions for 3 car parking spaces and extension to existing vehicle access crossing from Shaftesbury Avenue in order to facilitate access to the amended parking provision associated with the property.

Resolved to recommend approval of this application with conditions requested by Highways regarding adequate car parking provision with amended access.

10616/21

231 Lee Lane

Change of use from residential dwelling to podiatry and chiropodist clinic (Class E(e)) at ground floor together with additional use of first floor as alternative therapist clinic (E(e))

There had been 1 objection from Horwich Heritage that this could set a precedent for other conversions in the area; although no alterations are proposed subsequent owners may want to make changes; concern about parking but a comment from a neighbour supports the proposal for parking on-site; concern about noise during building works. While some concerns were expressed about this application, some Members commented that following the pandemic, it was very important to encourage new businesses in Horwich, but it was also pointed out that there were already a number of empty premises available in the town centre. While Members shared Horwich Heritage's concerns about the detrimental effect on an historic row of stone cottages in the conservation area, it was agreed by most that it was a question of getting the balance right and of being able to attract new commerce without the result looking too commercial.

Resolved to recommend approval of this application with the condition that development is sympathetic to and in keeping with the conservation area, should blend in visually with no change to the existing external appearance, including signage and this condition should be attached for perpetuity to prevent subsequent owners making changes that would be detrimental to

the conservation area.

10623/21

4 Stoneycroft Avenue
Erection of decking at rear

Resolved to recommend approval of this application

10633/21

Units 7 & 8, 60 – 61 The Linkway
Variation of condition R.6 on application 45960/94 (to amend the range of goods that can be sold from the units)

10634/21

Units 7 & 8, 60 – 61 The Linkway
External alterations to front elevation including increased areas of glazing, Replacement and repositioning of entrance doors with bi-parting doors, Recladding and brickwork, together with alterations to rear elevation comprising removal of 1 roller shutter door and 2 fire escape doors and replacement with cladding and brickwork

Resolved to recommend approval of both applications.

10636/21

91 Catherine Street East
Change of use and alterations to existing vacant industrial unit/offices to form 7No. one bed apartments with associated works.

There had been 2 objections, including 1 from Councillor Silvester, due to overdevelopment; parking on street would be hazardous; no provision for bin storage; wheelie bins left on street could be set fire; bin waggons could struggle to get down the road; concern about pedestrians and school children; detriment to quality of life; request that applicant contributes to nearby play area and resurfacing of nearby footpath.

There had been no Highway objections and had commented that there appears to be sufficient off-road parking indicated (7 spaces) to support the level of development indicated and that bin storage needs to be located clear of the public highway to prevent obstruction.

Members were informed that this application is the same as the previous application for prior approval for change of use which was refused at Horwich Town Council in 2020 and subsequently at Bolton as full planning application would be required.

Members were in agreement that the proposal represented overdevelopment and was totally inappropriate at this location, due to its proximity to 2 schools and with insufficient parking provision. There were concerns expressed about the comments from Highways which were seen as unrealistic and outdated,

with 7 spaces being inadequate for 7 apartments as many households owned 2 cars. There appeared to be inconsistencies in the calculation for car parking provision compared to other developments elsewhere in Horwich e.g. Swallowfield.

Resolved to recommend refusal of this application due to overdevelopment, inappropriate at this location near to two schools; concerns about pedestrian safety at end of cul de sac; comments from Highways were unrealistic and inconsistent compared to car park space requirements for other apartment developments in Horwich as 7 car park spaces were insufficient for the proposed level of development as many households have 2 cars; also concerns re bin storage and access by bin waggons.

10672/21

64 Lee Lane

Prior notification application for use of first floor to residential

Resolved to recommend approval of this application.

10686/21

164 Brownlow Road

Erection of single storey rear extension together with new roof over existing garage

Councillor Brady declared a personal interest in this application and did not take part in the discussion or voting.

Members were informed that there was a lack of clarity regarding the accuracy of the submitted plans as the applicant had stated that the actual size of the extension would be smaller than indicated, due to its proximity to the adjoining party wall.

Resolved to recommend deferral of this application, to allow the applicant to resubmit amended plans providing clarification of the proximity of the proposed extension to the party wall adjoining the neighbouring property.

10688/21

147 – 149 Chorley New Road

Prior approval (under Class O) for proposed change of use from offices (B1A) to 2No. residential dwellings (C3) at first and second floors

Pollution Control had requested conditions to safeguard the amenity and character of the area and to safeguard the living conditions of nearby residents with regard to dust and noise and to minimise the impact of noise disturbance on the residential amenity of the area.

Resolved to recommend approval of this application with conditions as requested by Pollution Control.

10695/21

2 Oxford Road, Lostock

Erection of part first floor/part two storey side extension

Resolved to recommend approval of this application.

10703/21

27 Ansdell Road

Erection of first floor side and single storey rear extensions together with garage conversion

Greenspace had commented that a bat survey will need to be undertaken at a suitable time of year with protection and mitigation measures provided.

Resolved to recommend approval of this application with a condition for a bat survey to be undertaken, as per comments from Greenspace.

10739/21

7 Bank Meadow

Erection of a two-storey extension at side and demolition of existing garage together with the rection of garage at side with first floor extension over porch at front

Resolved to recommend approval of this application

10740/21

117 Green Lane

Demolition of existing conservatory and erection of single storey rear extension

Resolved to recommend approval of this application

10757/21

65 Singleton Avenue

Demolition of existing garage and erection of two-storey extension at side

Resolved to recommend approval of this application subject to a condition that the number of parking spaces proposed is sufficient to support this level of development.

10820/21

Gingham House, Gingham Brow

Demolition of existing garage and erection of two-storey extension at side

Resolved to recommend approval of this application,

10850/21

13 Fairways

Erection of a first-floor extension over existing garage together with

installation of dormer at rear

Resolved to recommend approval of this application

10858/21

5 Bleasdale Close, Lostock

Erection of rendered single storey rear extension

Resolved to recommend approval of this application

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

PL 4134 **10466/21:** Annexe to Rivington Pike Cottage - siting of 1No externally illuminated fascia sign. Recommended for refusal at Horwich, due to impact on the countryside, not appropriate at this location. Approved at Bolton with conditions.

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

- PL 4135
- a. Bolton Council: notification of temporary road closure for water works – Back Church Street 19 April 2021 for approx. 3 days.
 - b. Bolton Council: notification of temporary road closure for resurfacing - Ramsbottom Road, Horwich commencing 19 April 2021 for approx.2 weeks.
 - c. Bolton Council: public notice re. forestry works to remove diseased larch trees in Wilderswood plantation during March/April 2021.
 - d. Bolton Council: Notification of temporary road closure for resurfacing - Webb Street, Horwich, commencing 26 April 2021 for approx. 1 week; maintenance - Back Emmett Street/Back Chorley New Road, Horwich commencing 4 May for approx.3 days.
 - e. CPRE: campaigns update April 2021.

Resolved to note the correspondence.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 20 MAY 2021:

PL 4136 Resolved to confirm the date of the next meeting of the Planning Committee as 20 May 2021.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4137 None.

The meeting closed at 8.43pm.

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

