

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Public Hall, Lee Lane, Horwich on Thursday 24 March 2022 commencing at 7.47 pm.

PRESENT Councillors: D.Grant (in the Chair), I. Aldcroft, M. Baines, J. Bostocksmith, S. Denton, G. Stone, C. Rotheram, S.Williamson, P.Wright
Deputy Town Clerk, C. Morris

CHAIRPERSON TO OUTLINE FIRE AND SAFETY EVACUATION PROCEDURE:

PL 4222 Councillor Grant outlined the fire and safety evacuation procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4223 Resolved to accept apologies from Councillors Brady, Burke, Chadwick, Coward and Rock.

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

PL 4224 None.

TO APPROVE THE MINUTES AND RECOMMENDATIONS OF THE MEETINGS OF THE PLANNING COMMITTEE HELD ON 24 FEBRUARY 2022:

PL 4225 Resolved to approve the minutes and recommendations of the meetings of the Planning Committee held on 24 February 2022.

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

PL 4226

12966/22

135 Church Street

Change of use from dwelling (Class C3) to Accountancy Office (Class E)

Highways and Engineering had commented that the application form indicated that 6 off-road parking spaces will be available to support the change of use and a plan is required indicating that these spaces are within the red-edge so that they can be conditioned as part of any planning consent. Subject to the recommendations, there are no reasonable objections on highways grounds.

Resolved to recommend approval of this application with a condition that the signage is in keeping with the conservation area.

13063/22

14 Shaftesbury Avenue

Erection of a single storey garage at side.

Resolved to recommend approval of this application.

13071/22

Foxfields Therapeutic Horse Riding Centre, Factory Hill
Retrospective application for extension to hoist building

There had been 1 objection - wasn't done in error; requirement to landscape has been ignored; floodlights; permitted opening hours are ignored; numbers of permitted attendees ignored; building was being constructed outside its permitted footprint.

Resolved to recommend refusal of this application on grounds of overdevelopment in the Green Belt.

13112/22

19 Kensington Drive
Alterations to front porch, erection of part first part two storey extension at side, demolition of conservatory and erection of single storey extension at rear together with raised decking

Resolved to recommend approval of this application.

13133/22

69 Lever Park Avenue
Erection of a single storey extension at rear together with alterations to patio

There had been 1 letter of support.

Resolved to recommend approval of this application.

13156/22

Windyridge, Mill Lane
Demolition of existing garage together with erection of new garage

Greenspace had commented that there is the likelihood that bats are using the site and that no bat survey has been submitted.

Resolved to recommend approval of this application.

13161/22

Rivington Pike Cottage, Georges Lane
Conversion of existing loft together with installation of flat roof dormers at sides, Juliette balcony and bi-fold doors at rear

There had been 1 comment from Greenspace that the location is within the West Pennine Moors SSI. The planning proposal includes 2 common development situations where bats are likely to be encountered. There is a reasonable level of likelihood that bats are using the site and no bat survey has been submitted.

Councillor Wright left the meeting at this point.

Resolved to recommend refusal of this application on grounds of the development was not in keeping with the area, was unacceptable within the SSSI and a bat survey has not been carried out.

13170/22

70 Bottom oth Moor

Erection of a single storey extension at rear

Resolved to recommend approval of this application.

13203/22

58 Holmebrook Drive

Erection of first floor extension at side

Resolved to recommend approval of this application.

13234/22

167 Brownlow Road

Demolition of existing porch together with 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 4227 A list of contrary planning decisions had been circulated to all Members for information.

There were no contrary planning decisions

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

PL 4228

- a. Bolton Council: notice of submission by the Greater Manchester Combined Authority of the Places for Everyone Joint Development Plan Document and notice of locations for viewing of submission documents.
- b. Bolton Council: notification of temporary road closure Church Street/Chorley Old Road, Horwich commencing 28 March 2022 for approximately 6 weeks for resurfacing works.
- c. Northstone: land off Victoria Road, Horwich – reserved matters pre-application consultation.
- d. Bolton Council: notification of temporary road closure Chorley New Road (Access Road), Horwich 8 April 2022 for approximately 1 day for telecoms.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 21 APRIL 2022:

PL 4229 Resolved to confirm the date of the next meeting of the Planning Committee as 21 April 2022.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4230 None.

The meeting closed at 8.01 pm.

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