

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 24 August 2023 commencing at 7.15 pm.

PRESENT Councillors: S. Rock (in the Chair), I. Aldcroft, R. Bamforth, S. Burke, D. Grant, K. McKeon, V. Rigby, C. Rotheram J. Walton, P. Wright.
Town Clerk, C. Hutchinson
9 members of the public

CHAIRPERSON TO OUTLINE FIRE AND SAFETY EVACUATION PROCEDURE:

PL 4379 Councillor Rock outlined the fire and safety evacuation procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4380 Resolved to accept apologies from Councillors Campbell, Chadwick, Scoble 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 4381 In order to reserve the right to vote on Bolton Council's Planning Committee where the decisions about planning would be made, Councillor Bamforth and Councillor Grant stated that they would take part in the discussion but would abstain from voting.

TO APPROVE THE MINUTES AND RECOMMENDATIONS OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 20 JULY 2023:

PL 4382 Resolved to approve the minutes and recommendations of the meeting of the Planning Committee held on 20 July 2023.

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

PL 4383 **16560/23**
Rigby Taylor House, Crown Lane
Continued use for B2 use (retrospective) together with the creation of car parking, storage and loading area

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

A spokesperson for local residents stated that B2 usage had expired before nearby residential housing was built and that the current application was incorrect as it should be considered as a new development with B2 usage, which the NPPF states as being inappropriate in a residential area. B8 usage has predominated until recently. Noise nuisance from B2 usage from inside and outside the building has had a significant detrimental effect on the amenity and quality of life of many local residents, contrary to policies CG3 and CG4 of the Core Strategy, which protect local communities. Also, the proposed 3M timber acoustic fence would not adequately address the noise issue.

Resolved to move back into committee.

It was noted that there had been 22 objections to this application.

Resolved to recommend refusal due to concerns about protection of the amenity of local residents because of noise nuisance, contrary to conditions CG3 and CG4 of the Core Strategy.

Councillor Wright left the meeting at this point.

16453/23

Lever Park School, Stocks Park Drive

Installation of approx. 390M of security fencing, replacement of existing perimeter fencing with 2.4M high anti-climb web mesh fencing, together with installation of 1No swinging double vehicle access gate to entrance of the school with 1No pedestrian gate. Installation of 90M of 2.4M high web mesh fencing internally to provide enclosed?

There had been 6 objections to this application. It was noted that this was a school for children with special needs and it was agreed that keeping vulnerable children safe was a valid reason to support this application.

Resolved to recommend approval.

16473/23

5 Cotswold Drive

Erection of single storey extension to side and rear

Resolved to recommend approval.

16491/23

49 Lever Park Avenue

Demolition of existing garage and conservatory with the erection of part single/ part two storey extension to side and rear, porch to front and partial loft conversion together with alterations to tiered garden to include a lower ground outbuilding

Resolved to recommend approval.

16539/23

14 Ainscow Avenue

Erection of two storey extension to side

Resolved to recommend approval.

16545/23

4 Gloucester Avenue

Erection of patio to rear

1 objection received that work has already started and it is a raised structure and concerns area will be used as an outdoor workshop by the resident.

Resolved to recommend approval.

It was noted that the following three applications had received support from Horwich Heritage as welcome improvements to a building of significant historical interest.

16570/23

Blundell Arms, Chorley Old Road

Installation of replacement signs to include 1No post mounted sign, 2No sets of individual house name letters, 1No post mounted pictorial/amenity sign, 1No post mounted welcome sign

15621/23

Blundell Arms, Chorley Old Road

Erection of a free-standing metal and glass veranda structure and extended terrace together with associated boundary treatment, formation of new steps to front area, garden arch and planter beds

15622/23

Blundell Arms, Chorley Old Road

Listed building consent for the Erection of a free-standing metal and glass veranda structure and extended terrace together with associated boundary treatment, formation of new steps to front area, garden arch and planter beds

It was resolved to recommend approval of applications 16570/23, 15621/23, 15622/23 Blundell Arms, Chorley Old Road, with a preference for the use of materials such as oak wood in the veranda construction as this was more in keeping with the surroundings.

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

PL 4384 The list of contrary planning decisions was noted

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

- PL 4385
- a. Bolton Council: Planning Inspectorate appeal decision
APP/n4205/w/22/3313236 Montcliffe Quarry, Georges Lane, Horwich BL6 6RS.
 - b. Northstone: public consultation – Horwich Golf Club: Phase Three Consultation.
 - c. Northstone:start of construction works at Horwich Golf Club on 14 August 2023 for approximately 8 weeks

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 21 SEPTEMBER 2023:

PL 4386 Resolved to confirm the date of the next meeting of the Planning Committee as 21 September 2023.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4387 The Town Clerk confirmed that an objection for planning application 22/01238/FUL Dryfield Cottage, Dryfield Lane, Rivington for erection of 1no detached dwelling, creation of new vehicular access and erection of gates (following the demolition of existing dwelling and an outbuilding) from Horwich Town Council had been submitted to and acknowledged by Chorley Council Planning

The meeting closed at 8.21 pm.

Chair.....

Date.....