

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Thursday 16 December 2021 commencing at 7.30 pm.

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

CHAIRPERSON TO OUTLINE FIRE AND SAFETY EVACUATION PROCEDURE:

PL 4204 Councillor Grant outlined the fire and safety evacuation procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4205 Resolved to accept apologies from Councillors Chadwick, Rock, Stone and Wright.

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

PL 4206 None.

TO APPROVE THE MINUTES AND RECOMMENDATIONS OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 18 NOVEMBER 2021:

PL 4207 Resolved to approve the minutes and recommendations of the meeting of the Planning Committee held on 18 November 2021.

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

PL 4208 In order to reserve the right to vote on Bolton Council's Planning Committee where the decisions about planning would be made Councillor Brady stated that she would not take part in the discussion or voting.

12610/21

Land at Medway Drive

Erection of a detached dwelling with access from Medway Drive.

There had been 1 objection and 6 letters of support. There had been a previous issue with loss of woodland last year, however the precedent had already been set and the current developer was proposing one bungalow and landscaping and re-planting of trees on the site.

Resolved to recommend approval.

12297/21

627A Chorley New Road

Substitution of house type (erection of single storey side extension).

Resolved to recommend approval.

12376/21

36 Chorley New Road

Alterations to existing rear extension roof from pitched to flat together with installation of rear doors and extension and alterations to existing raised decking.

Resolved to recommend approval.

12391/21

Toro, 69 Church Street

Erection of single storey extension at rear together with alterations at first floor to form rear terrace area.

There had been 2 objections – noise and light disturbance from the rooftop terrace; expected higher numbers to use the terrace than suggested in the noise report; parking; road safety concerns; pedestrian concerns (school children); impact on wildlife; disturbance to the school during construction work; builders could look into the school; the proposed terrace would overlook one of the classrooms.

It was noted that 2 previous applications had been recommended for refusal at Horwich Town Council due to concerns about increase in noise disturbance to neighbouring residents and which had then been subsequently withdrawn by the applicant.

Resolved to re-iterate the Council's comments that had been made about previous applications expressing concerns about the effect of increased noise levels on the amenity of neighbouring residents.

12416/21

15 Buckingham Avenue

Erection of a single storey extension at rear together with porch at front and conversion of attic.

There had been 1 objection – extension will be extremely close to neighbour's boundary; loss of light; concerns about subsidence; effect on house price. Members expressed the view that these were insufficient material planning considerations and resolved to recommend approval.

12458/21

Bolton Golf Club, Chorley New Road, Lostock

Retention of various structures in connection with woodland adventure site.

Resolved to recommend approval subject to the condition that the site should remain as woodland, ensuring that tree cover is maintained.

12473/21

22 Stocks Park Drive

Erection of a single storey extension and decking to rear and part conversion of garage including increased roof height.

Resolved to recommend approval.

12480/21

Unit 24, 39A The Linkway

Extension to form a drive thru pod, formation of drive thru lane, alterations to car parking layout and associated works.

Resolved to recommend refusal concerns re. pedestrian safety as appears location of existing zebra crossing, could cause line of sight issues due to slow moving traffic and pedestrians walking through the driveway and suggested that better layout and signage would mitigate this problem.

12485/21

22 Purbeck Drive, Lostock

Partial garage conversion to create habitable rooms together with internal alterations and extension of raised decking at the rear.

Resolved to recommend approval.

12491/21

Wellfield, High Bank Lane, Lostock

Installation of entrance gate together with erection of boundary wall.

Resolved to recommend approval.

12525/21

57 Thirlmere Avenue

Erection of 1no residential dwelling

There had been 1 objection – no parking; will be nowhere for the builders to park; disturbance during construction.

Resolved to recommend approval.

12565/21

45 Wilson Fold Avenue

Erection of first floor extension over existing garage.

Resolved to recommend approval, subject to a minimum of 2 off road parking spaces being available in order to support the level of development proposed.

12573/21

17 Austins Lane, Lostock

Erection of single storey extensions at front and rear together with Coloured render finish to all elevations and renewal of existing roof tiles.

Resolved to recommend approval.

12576/21

75 – 81 Winter Hey Lane

Installation of an automated teller machine

Resolved to recommend approval.

12577/21

Siting of 2no internally illuminated fascia signs

Resolved to recommend approval.

12593/21

Mere Brow, Chorley Old Road

Erection of a glazed canopy to rear terrace

Resolved to recommend approval.

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

PL 4209

12118/21 12 Montcliffe, Georges Lane.

Recommendation for approval at Horwich.

Refused at Bolton: by virtue of design, use of materials and siting would be detrimental to the character and appearance of the dwelling and surrounding area. It would also adversely impact on the privacy and amenity of the neighbouring residents at Montcliffe House. The proposal is contrary to policy CG3, OA1 and CG4 of Bolton's Core Strategy and Supplementary Planning Document 'House Extensions'

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

PL 4210 a. CPRE: Campaigns Update December 2021

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 20 JANUARY 2022:

PL 4211 Resolved to confirm the date of the next meeting of the Planning Committee as 20 January 2022.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4213 Councillor Grant informed Members that due to staff absence, Bolton Planning was currently experiencing a large backlog of planning applications and enforcement cases.

Councillor Grant also wished everyone present a Merry Christmas and a Happy New Year.

The meeting closed at 8.11pm.

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