

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 18 July 2019 commencing at 7.30 pm.

PRESENT Councillors: S. Rock (in the Chair), I. Aldcroft, M. Baines, J. Bostocksmith, S. Burke, S. Chadwick, A. Coward, K. Denton, S. Denton, D. Grant, C. Rotherham.
Town Clerk, C. Hutchinson
1 member of the public

CHAIR TO OUTLINE THE FIRE EVACUATION PROCEDURE:

PL 3934 Councillor Rock outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3935 Resolved to accept apologies from Councillors Brady, 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 3936 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 20 JUNE 2019:

PL 3937 Resolved to approve the minutes of the meeting of the Planning Committee held on 20 June 2019 with amendment to PL 3927 to read 'Councillor Baines and Councillor Denton declared a personal interest in planning application 06076/19 and 06077/19'.

TO CONSIDER A PROPOSAL TO REQUEST THE ATTENDANCE OF A BOLTON COUNCIL PLANNING OFFICER AT MEETINGS OF THE PLANNING COMMITTEE:

PL 3968 Following a request made at the last meeting of the Planning Committee the Clerk had contacted Bolton Council and received a response on this matter detailed in a report that had been circulated to all Members:

- Bolton made a decision some years ago that it could no longer make officer resources available to prepare on all the applications, present applications and advise on applications when the process for planning applications is set out in planning law and policy
- Bolton have indicated that the priority must be to explain the "How To" to allow the Town Council to respond effectively as a consultee in the planning process and to be of assistance has offered training to all Horwich Town Councillors on how to consider applications and how to attribute weight to various material planning considerations

Following discussion it was resolved to accept the offer of planning training offered by Bolton Council as soon as it can be arranged and review the request for the attendance of a Planning Officer if and when required.

TO APPOINT MEMBERS TO REPRESENT HORWICH TOWN COUNCIL ON THE HORWICH LOCO WORKS LIAISON GROUP:

PL 3969 Resolved to appoint Councillors Baines, Burke, K. Denton and Rotherham to represent Horwich Town Council on the Horwich Loco Works Liaison Group.

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

PL 3970 66157/19
Stanley House, Crown Lane
Erection of a detached industrial unit.

There had been 1 objection on the grounds of noise and Highways had commented that there was insufficient information available to allow it to fully comment or support this application.

Resolved to make no comment on this application due to insufficient information available.

06213/19
Swallowfield Court
Variation of condition 16 (approved drawings) on application 01729/17 to accommodate 4No additional en suite bedrooms within the nursing home building along with amendments to brickwork and windows.

Resolved to recommend approval of this application with a condition for retention of the decorative brickwork as detailed in the original planning application 01729/17.

06239/19
Former Swallowfield Hotel, Swallowfield Court
Variation of condition 16 on approval 01729/17 (to enable amendments to cladding and windows).

Resolved to recommend refusal on grounds that the proposed jet black colour of the cladding is not keeping with the local residential area.

06232/19
Horwich Loco Industrial Estate, Chorley New Road
Reserved matters and application pursuant to outline application 91352/14 for the erection of 402 dwellings.

There had been 3 objections on grounds of road congestion, strain on infrastructure, loss of trees, loss of privacy and sunlight, increase in pollution, loss of wildlife habitat and increase in flooding. There had been an objection from Horwich Heritage

Although supportive of the development in principle it was resolved to recommend refusal of this application on the following grounds:

- overdevelopment, not in keeping with the original master plan due to piecemeal development of the whole site resulting in the building of dense housing units and the resultant loss of open green space
- concerns about the design of the access road which does not conform to the same standards as the main spine road, creating safety issues and a lack of cycle and pedestrian routes

- loss of industrial heritage
- concerns about contamination near a primary school

06233/19

Horwich Loco Industrial Estate, Chorley New Road

Creation of a new access to station road and associated works to serve the former Horwich Loco Works strategic site.

There had been 12 objections on grounds that Station Road is too narrow for extra traffic, impact on highway and pedestrian safety, increase in pollution/impact on health, loss of trees, impact on wildlife, and impact on Blackrod railway station car park as more parking will be required.

Resolved to recommend refusal on the following grounds:

- concerns about highway safety and traffic congestion, Station Road is too narrow and the proposed road layout is inadequate and will have an impact on the A6 junction
- the findings of the traffic assessment are disputed due to the fact it was carried out in the wrong position at the bottom of Vale Avenue at the quietest time of the year during the school summer holidays
- loss of historic railway bridges such as “Monkey Bridge”
- inadequate consultation with local businesses who use a large number of HGVs which turn into and off Crown Lane/Station Road

06251/19

Croft House Nursery, Bridge Street

Change of use and conversion of children’s nursery with ancillary accommodation to dwelling with garage and granny annexe.

Resolved to recommend approval of this application.

06299/19

22 Brooklands

Demolition of conservatory and erection of single storey rear extension.

Resolved to recommend approval of this application.

06347/19

Unit 16, 75 – 77 The Linkway

Variation of condition R7 on application 45960/94 (to amend the range of goods that can be sold from the unit)

Resolved to recommend approval of this application.

06360/19

683 Chorley New Road, Lostock

Erection of single storey rear extension.

Resolved to recommend approval of this application.

06365/19

24 Old Vicarage Road

Erection of single storey rear extension.

There had been 1 objection on grounds of the extension being too large and too near the neighbour's boundary leading to loss of privacy.

Resolved to recommend approval of this application.

06370/19

Site of St Mary's Social Club, Bosworth Street
Erection of 20No dwellings with associated landscaping, engineering and access from Berne Avenue.

There had been 1 comment seeking an assurance that there would be no adverse effect to drainage and the removal of trees.

While acknowledging that brownfield sites should be built on rather than greenfield sites it was resolved to recommend refusal of this application on the basis that the site is additional to the Allocations Plan and that as Horwich is already taking more than its fair share of housing then this application should replace Pickups Field in the Allocations Plan, and also concerns about displacement of parking spaces on an adjoining street.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH FOR INFORMATION ONLY:

PL 3970 Resolved to note Bolton Council planning decisions as presented on the list that had been circulated to all Members.

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

- PL 3971
- a. Bolton Council: notification of carriageway resurfacing work – Mottram Street/Wright Street – 2 July 2019 for approximately 2 weeks.
 - b. Bolton Council: notice of temporary road closure – Road Traffic Regulations (Special Events) Act 1994 various streets 8 – 17 July 2019 for Ironman and Ironkids events 2019.
 - c. Bolton Council: notification of temporary road closure – Road Traffic Regulation Act 1984 – Foxholes Road – 15 July 2019 for 1 day for water repairs.
 - d. Bolton Council: notification of temporary traffic order – Road Traffic Regulation Act 1984 – Curteis Street – 23 July for 1 day for manhole repairs.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 22 AUGUST 2019:

PL 3972 Resolved to confirm the date of the next meeting as 22 August 2019.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL3973 An update on the proposed development on Pickups Field was noted.

The meeting closed at 8.49 pm.

Chairperson.....

Date.....

