

**PLANNING COMMITTEE**  
**Schedule of Supplementary Information**

**21<sup>st</sup> July 2022**

**Members are advised of the enclosed information that was either received or requested after the production of the planning applications report**

**Bolton  
Council**

## 11852/21

Ward	Location
WNCM	GREEN COMMON COTTAGES, GREEN COMMON LANE, WESTHOUGHTON, BOLTON

Members have been e mailed a letter from the owner/occupier of the adjacent property at Acora.

Officers have no issues with the general description of the land and the wider area and for clarity would agree that there is a farmstead located to the north / north east of the application site which is also served off Green Common Lane. The issues that have been raised have been fully explored within the Officers report.

The large majority of the issues are matters of detail e.g. total numbers of houses, matters of privacy, highways/off road parking, utilities, provision of outbuildings within any approved development (controlled by condition at the RM stage), biodiversity net gain within the RM scheme.

Officers consider that the matters of biodiversity net gain / ecological enhancement of the land is an essential matter which an appropriately worded condition at the outline application stage can request further detail at the reserved matters stage.

When officers visited the site, it is noted that a number of properties in the local area have been the subject of development in recent years. Officers do not consider that Green Common Lane is inappropriate as an access point for either construction vehicles or limited new residential development. This view is also agreed by the Council's Highways Engineers. Green Common Road is an unadopted road and the maintenance of the Road is for the land owners and could not be conditioned to be improved following any redevelopment.

## 12813/21

Ward	Location
WESO	ST JAMES DAISY HILL C OF E PRIMARY SCHOOL, HINDLEY ROAD, WESTHOUGHTON, BOLTON, BL5 2JU

**Response from BC Education** - As you will be aware, these units were urgently required following a potential H&S issue arising at the school as a result of structural concerns. We are currently in the process of looking to demolish the three existing affected classrooms this summer and thereafter, we will be looking to re-instate these with new replacements. However, until the new replacement classrooms are built and made available for occupation, the temporary classrooms will need to be retained in order to allow the school to appropriately provide sufficient classroom space to accommodate all pupils who attend the school. They will be removed at the earliest opportunity once the new classrooms are able to be brought into use and occupied.

***Officer comment – this provides additional background but no change to report or recommendation***

## 12992/22

Ward	Location
HOBL	LAND AT ACADEMY WAY, LOSTOCK, BOLTON, BL6 4GH

The following amendments are recommended to the suggested conditions:

9. Details of the proposed windows and doors have now been provided by the applicant therefore this condition is no longer required/can be deleted. The approved details can now be referred to in the approved plans condition.

11. This condition can be deleted as the requirements are covered under the S38 process (highways adoption) and therefore there is no need for this to be replicated within the planning approval.

13. The condition is proposed to be amended to the following, to link the required parking spaces to occupation of each dwelling:

*Prior to the occupation of each dwelling the car parking spaces associated with that dwelling shall be made available, in accordance with drawing ref. PL01 Rev A; "Planning Layout"; revision dated 23.03.2022. Such spaces shall be made available for the parking of cars at all times.*

16. A plan has now been submitted which shows EV charging points at each house. The condition can therefore be amended to refer to this approved plan.

## 13209/22

Ward	Location
SMIT	LAND AT GRIZEDALE CLOSE, BOLTON

A representation has been received from a local resident, stating their view that the application should be deferred to allow an understanding of why Officers have withdrawn or amended some of the reasons for refusal.

Officers consider that the reasons for these actions are fully explained within paragraphs 1 to 5 of the Officer's report and that there is no need for the application to be deferred on these grounds.