

PLANNING COMMITTEE
Schedule of Supplementary Information

15.12.2016

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

**Bolton
Council**

97561/16

Ward	Location
GRLE	CRESCENT HOUSE, LEVER STREET, BOLTON, BL3 6NN

The Applicant has provided a plan that more clearly sets out the parking arrangements for the proposed use - 72 public spaces including 2 disabled spaces, 9 staff spaces and an area for deliveries.

GENERAL NOTES

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Only figured dimensions to be worked from.

All dimensions in millimetres unless stated otherwise.

Contractors must check all dimensions on site before commencing work.

Discrepancies must be reported to AMIR DESIGN Ltd before proceeding.

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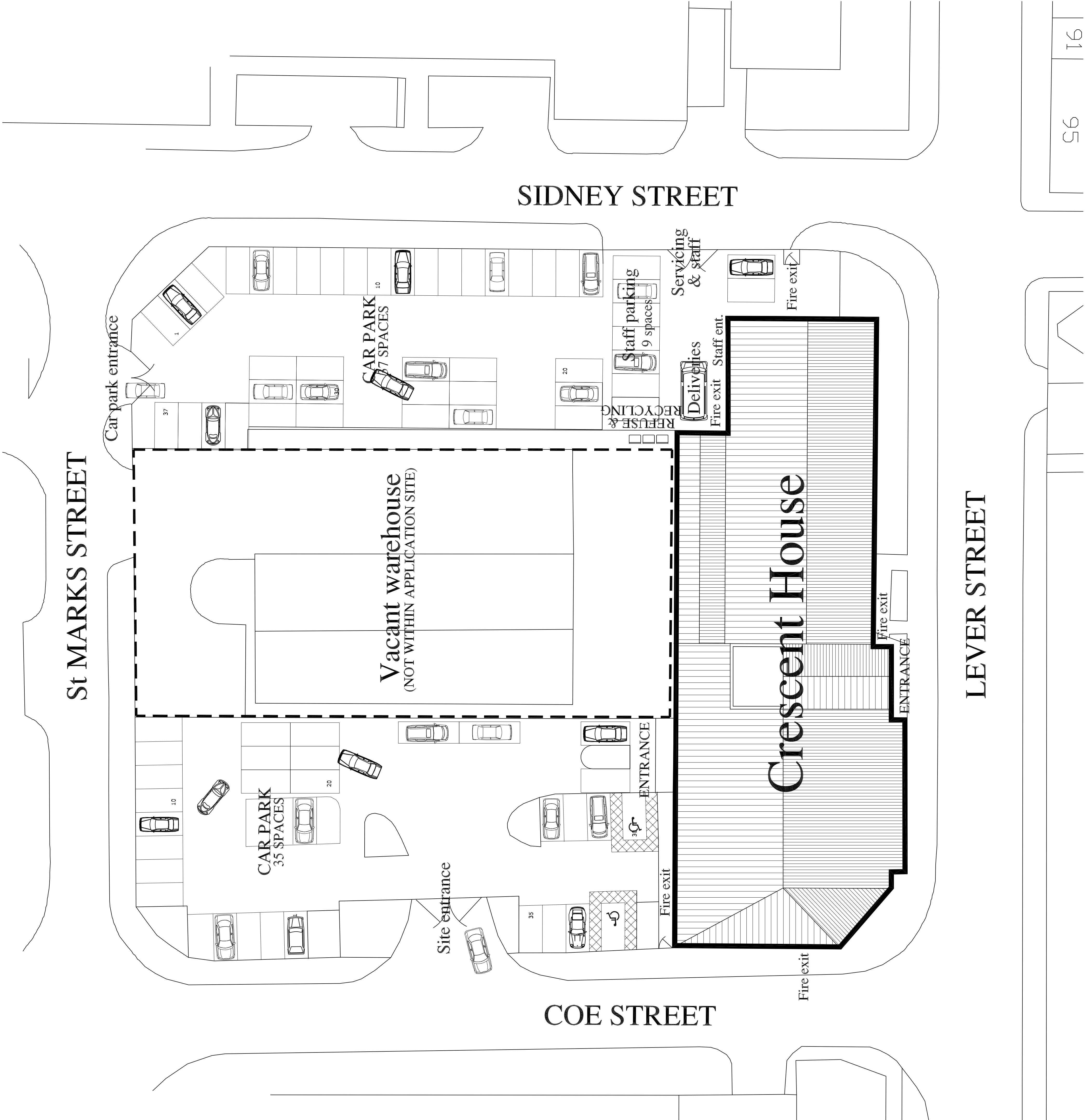
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- (i) bad workmanship,
- (ii) improper, interior or inadequate use of materials.

THIS DRAWING IS BASED UPON
ORDNANCE SURVEY DATA WITH
DETAIL VERIFIED ON THE
GROUND.

EXISTING DEMARCATION OF
PARKING SPACES TO BE
REMOVED AND NEW BAYS
DELINEATED USING ROAD
MARKING PAINT IN ACCORDANCE
WITH THE INDICATED LAYOUT.

2no. DISABLED PARKING BAYS
TO BE DEMARCATED CLOSE TO
ENTRANCE WITH 1.20m WIDE
ACCESS DENOTED BY HATCHED
AREAS.

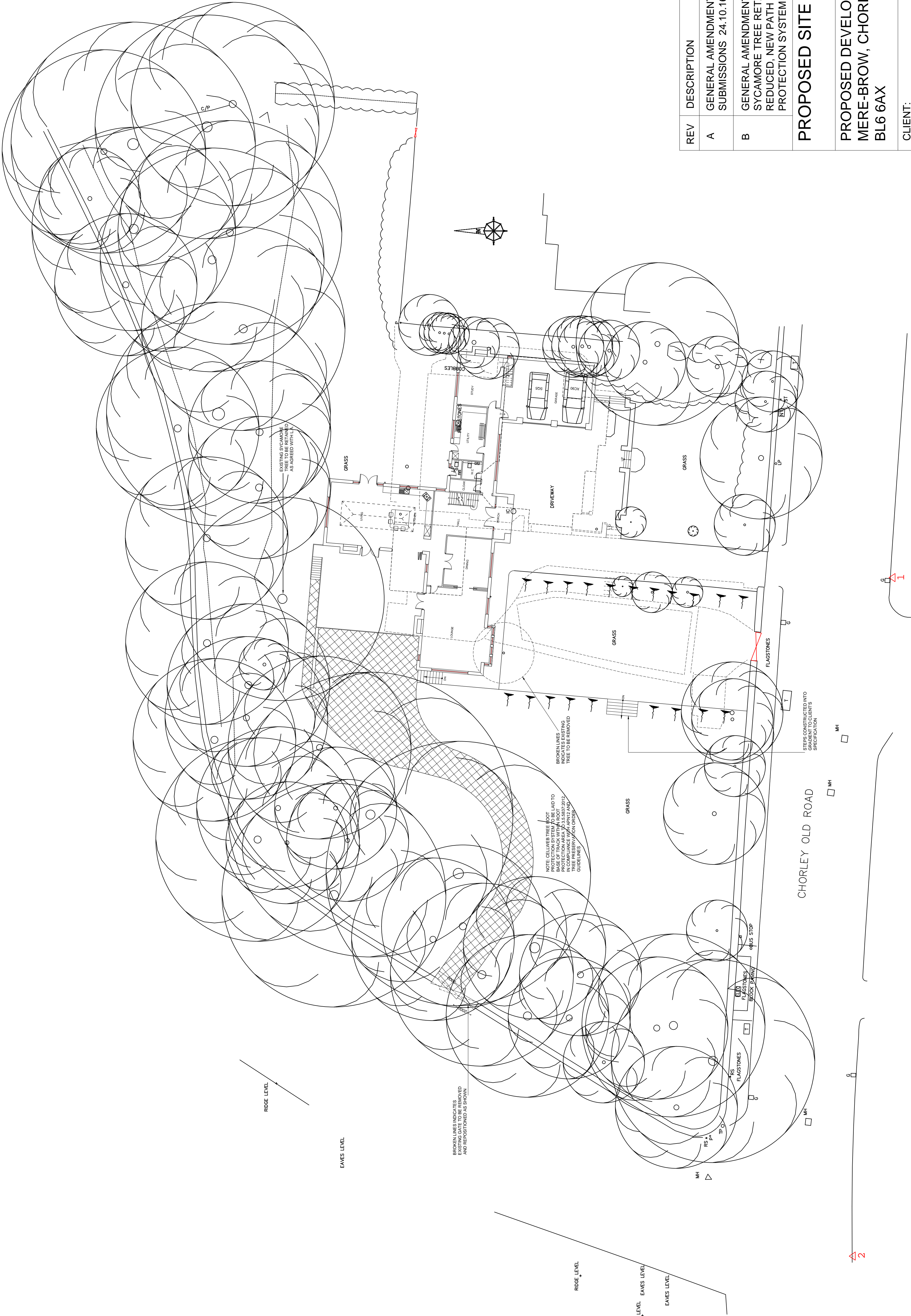


97748/16

Ward	Location
HONE	MERE BROW, CHORLEY OLD ROAD, HORWICH, BOLTON, BL6 6AX

An amended site layout plan has been received (and is attached below). The amendments made are:

1. Amendment to proposed driveway off Gingham Brow so that the Sycamore tree previously shown for removal is now retained (the Council's Tree Officers welcome this amendment);
2. The steps proposed to the under-croft at the rear of the dwelling have been amended to meet the existing site levels (the Council's Tree Officers have confirmed that this will impact less on the root protection zone of the Sycamore tree at the rear);
3. Infill is proposed on land to the front of the proposed dwelling (the Council's Tree Officers have stated that this will impact on some naturally regenerated Ash trees by Chorley Old Road, but these are of generally poor form).



REV	DESCRIPTION
A	GENERAL AMENDMENTS AS AGREED THROUGH PRE-APPLICATION SUBMISSIONS 24.10.16 D.D
B	GENERAL AMENDMENTS AS AGREED WITH TREE OFFICER 05.12.16 D.D SYCAMORE TREE RETAINED, PROPOSED STEPS DOWN FROM PATIO REDUCED, NEW PATH INSTALLED AND CELLWEB TREE ROOT PROTECTION SYSTEM TO BE LAID.

PROPOSED SITE PLAN

PROPOSED DEVELOPMENT
MERE-BROW, CHORLEY OLD ROAD, HORWICH, BOLTON,
BL6 6AX

CLIENT:	IVAN WROE
DWG NO:	PL K754/01
SCALE:	1/200 @ A1
DRAWN BY:	D.D.
DATE:	07/03/16
REV:	B

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97143/16	
Ward	Location
HARP	LAND OFF GREENLAND ROAD, FARNWORTH

97143/16 – Greenland Road

Impact on Highway Safety section – typographic error. The proposal is for 14 x 2 bedroomed dwellings (10 x 2 bed houses and 4 x 2 bed apartments together with 1 x 3 bedroomed dwelling.

There is one car parking space per 2 bedroomed property, 2 spaces for the 3 bedroomed property and 2 visitor spaces for the proposed apartments.

97718/16	
Ward	Location
HELO	REGENT PARK GOLF CLUB, LINKS ROAD, LOSTOCK, BOLTON, BL6 4AF

Should Members be minded to approve this application it is recommended that the decision be referred to the Secretary of State. Officers have spoken to officers at the National Planning Casework Unit with regard to whether or not the proposal would need to be referred, and it is somewhat unclear how the consultation direction should be applied in this particular case. Officers therefore feel it would be prudent to refer the decision to the Secretary of State, for the Secretary of State to decide whether or not to intervene in the decision.

An objector has written in following the publication of the officer's report, stating that they do not agree with officers' assessment that the impact on the Green Belt would be "rather limited". They also believe that the extension would result in a floor area 155% larger than existing, not 124% as stated by the applicant. Officers consider whichever figure is correct, that the proposed extension is not a "proportionate addition" to the existing building, and the officers' assessment has taken this into account.

The objector also disagrees that the benefits put forward by the applicant constitute very special circumstances that outweigh the harm caused to the openness of the Green Belt.

97733/16	
Ward	Location
HONE	LAND AT WALKER FOLD ROAD, BOLTON

Natural England has raised no objection to the proposal.

Two further letters have been received from local residents who have already objected to the proposal. These again raise concerns about road safety (accidents in the locality, speed of traffic using the road and horse riders), antisocial behaviour, and they do not believe the applicant will not be charging for the car park.

97769/16

Ward	Location
HONE	427 CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 6DT

The Council's Pollution Control Officers are recommending that the hours of opening are conditioned between 07:00 – 22:00 every day, rather than 06:00 – 22:00 Monday to Friday and 07:00 – 22:00 weekends as proposed by the applicant. Pollution Control Officers feel that this condition is necessary of the submitted noise report shows that noise levels would exceed standards (which would be night standards) between 06:00 and 07:00 hours.

Officers therefore recommend that condition 3 within the report is amended to reflect these recommended hours of opening.

An additional condition restricting the rating level of noise emitted from the site is also recommended.

97795/16

Ward	Location
HALL	FORMER VACANT NIGHTCLUB (IKON & JUMPING JAKS), BRIDGE STREET, BOLTON, BL1 2ED

An objection has been received from National Car Parks Ltd (NCP). NCP operate several car parks across Bolton Town Centre and work in partnership with Bolton Council regarding parking in the town. Existing NCP premises include those that are close to the application site at All Saints Street West/East and Topp Way.

The grounds of objection are:-

- The planning application is in outline form only with all matters reserved; but it must still be accompanied by an appropriate level of supporting information and justification to appropriately consider its planning merits and suitability
- the proposal would increase the number of parking spaces at this site from 500 spaces at present to 900 spaces in total, an increase of 400 spaces
- Bolton's Core Strategy states that the amount of car parking in Bolton town centre will remain at about its current level, which is expected to meet demand together with an increase in the use of more sustainable modes of transport
- The National Planning Policy Framework states that all developments that generate significant amounts of transport movements should be supported by a Transport Statement/Assessment. The 400 additional spaces would result in a considerable amount of additional trips on the highway network
- The Council's Town Centre Transport Strategy has the objectives of removing extraneous vehicular traffic from the town centre by discouraging through traffic, reducing the amount of land taken by surface level car parking by allocating edge of centre sites for multi-storey car parks and managing car

parking and thus traffic flows. It also notes that there is a sufficient amount of car parking available in Bolton town centre to meet current demand.

- The acceptability of the application in transport terms is unknown. This cannot be deferred to reserved matters stage and must be understood as part of the outline application, consistent with national planning policy requirements. This is confirmed by the Council's Highway Engineers. By approving an outline application without knowing this information, the Council could be granting consent for a development that is incapable of being accommodated in highways terms. Without the necessary transport justifications, it is clearly not known if the proposals can appropriately be accommodated.
- The planning application does not comply with the Council's validation criteria as it does not contain a Transport Assessment
- The proposals contradict the Council's Town Centre Transport Strategy in terms of removing extraneous vehicular traffic from the town centre by discouraging through traffic
- The scale of car parking proposed is excessive for Bolton town centre. A 150 bed hotel could only justify a maximum of 150 spaces. A 900 space car park would be the biggest single car park in Bolton.

Officers have considered these objections but remain of the view that the issue can be satisfactorily dealt with at the Reserved Matters stage. Conditions are recommended that require not only the access to be approved but also that the Applicant fund a review of Traffic Regulation Orders in the area and to fund their alteration if found necessary. The application actually proposes an increase in 250 spaces and not 400 spaces over the provision as originally constructed in the late 1980s - whilst 400 spaces are now proposed the total number of spaces was reduced by 150 in order to accommodate the recently completed cinema. Of the 250 space increase proposed, 150 could potentially be justified by the development of the proposed hotel. It is also noted that the proposal would not result in the creation of any new surface level parking spaces. The level of parking provision now proposed at the site is considered to be commensurate with the status of the Market Place as a key Bolton destination, with the level of investment that has taken place into this important asset and with the level of visitor interest generated.

An objection has been received from an academic based at St Andrew's University, the world's leading expert on the social and cultural importance of dance halls in Britain. The grounds of objection are as follows:-

- The Bolton Palais is one of the few surviving examples of an institution that was vital to the lives of the white working class in Britain part of a network of dance halls in the north-west of England that shared performers and musicians, and is linked to the listed Ritz Dance Hall in Manchester
- Dance halls were vital to the social and cultural life of this country, and Bolton has a particularly well recorded example in this building. Its activities, functions and importance merited detailed study by the Mass Observation survey based in Bolton, meaning that the Bolton Palais is one of the most well documented dance halls in the world

- Dance halls are where millions of people had their first kiss, met their future spouses, developed their own styles and identities and, later on, had their first significant encounters with people from different racial backgrounds
- The Bolton Palais is an important reminder of our urban heritage and it is left to bodies such as Bolton Council to protect the cultural and architectural heritage of people who played a crucial role in this nation's history - the men and women of England's industrial north west

Officers do not dispute the cultural importance of dance halls to the history of the 20th Century but would question the benefits of retaining a vacant building with no clear viable plan for use for this purpose nor any support for it from the owner. Secondly, the key decision for the Council to make is not in terms of the cultural significance of dance halls, either this one or in general, but the impact on the surrounding Conservation Areas. This is assessed in the main body of the Officer's report.

A representation has been received from the 20th Century Society which does not specifically object to the proposal but offers the following comments:-

- The building is of historic and architectural interest, and with sympathetic restoration we consider that the façade and the interior could be brought back into active use, and retained as part of the new development proposed on the site. Bolton's Core Strategy (2011) Policy CG3 states that the council and its partners will seek to 'conserve and enhance the heritage significance of heritage assets and heritage areas, recognising the importance of sites, areas and buildings of archaeological historic, cultural and architecture interest and their settings.' In line with this policy, we recommend that further work is carried out to explore the potential for retention and re-use.

Officers note these comments but consider them to have been addressed in the main body of the report.

One further objection has been received from a Bolton resident, reiterating the grounds of objection listed in the main body of the report.

Officers confirm that the 2012 consent at this site (88779/12) for the change of use to a large restaurant was not listed in the planning history section of the report. Officers have no information as to why the consent was not implemented and would not wish to speculate but confirm that the consent expired unimplemented approximately 12 months ago.

