

**Planning Applications Report**

**Planning Committee  
18th August 2022**

**Bolton  
Council**

Bolton Council has approved a Guide to Good Practice for Members and Officers Involved in the Planning Process. Appendix 1 of the Guide sets down guidance on what should be included in Officer Reports to Committee on planning applications. This Report is written in accordance with that guidance. Copies of the Guide to Good Practice are available at [www.bolton.gov.uk](http://www.bolton.gov.uk)

Bolton Council also has a Statement of Community Involvement. As part of this statement, neighbour notification letters will have been sent to all owners and occupiers whose premises adjoin the site of these applications. In residential areas, or in areas where there are dwellings in the vicinity of these sites, letters will also have been sent to all owners and occupiers of residential land or premises, which directly overlook a proposed development. Copies of the Statement of Community Involvement are available at [www.bolton.gov.uk](http://www.bolton.gov.uk)

The plans in the report are for location only and are not to scale. The application site will generally be in the centre of the plan edged with a bold line.

The following abbreviations are used within this report: -

CS	The adopted Core Strategy 2011
AP	The adopted Allocations Plan 2014
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
PCPN	A Bolton Council Planning Control Policy Note
PPG	Department of Communities and Local Government Planning Policy Guidance Note
MPG	Department of Communities and Local Government Minerals Planning Guidance Note
SPG	Bolton Council Supplementary Planning Guidance
SPD	Bolton Council Supplementary Planning Document
PPS	Department of Communities and Local Government Planning Policy Statement
TPO	Tree Preservation Order
EA	Environment Agency
SBI	Site of Biological Importance
SSSI	Site of Special Scientific Interest
GMEU	The Greater Manchester Ecology Unit

The background documents for this Report are the respective planning application documents which can be found at:-

[www.bolton.gov.uk/planapps](http://www.bolton.gov.uk/planapps)

Date of Meeting: 18 August 2022

Application Reference: 13759/22

**Type Of Application**  
**Registration Date**  
**Decision Due Date**  
**Responsible Officer**

**Full Planning Permission**  
**18 May 2022**  
**17 August 2022**  
**Beth Bradburn**

**Location**

**HALLIWELL UCAN CENTRE HATFIELD ROAD BOLTON  
BL1 3BU**

**Proposal**

TEMPORARY CONSENT FOR THE CONTINUED USE OF A  
COMMUNITY USE/SERVICE BUILDING (USE CLASS F2) AS  
A SCHOOL (USE CLASS F1)

**Ward**

Halliwell

**Applicant:** Mr M Howells

**Agent:** Mr M Wilshaw

## **OFFICERS REPORT**

**Recommendation:** Approve subject to conditions

### **Executive Summary**

- \* Temporary consent is sought for the continued use of a community-use / service building (Use Class F2) as school (Use Class F1). The existing property has not undergone any internal or external alterations and there are no proposed alterations.
- \* Whilst urgent repair works are carried out at the original school building on Devonshire Road following flooding that has caused substantial damage and disruption, Halliwell UCAN Centre is being used as a temporary location for the school.
- \* The Girl Guide HQ located on Shepherd Cross Street has also been identified as a location for temporary teaching and welfare accommodation (portable buildings) which is located within the surface car-park and forms part of a separate application 13953/22 and required as an overspill site to the temporary school Halliwell UCAN Centre.
- \* The Applicant seeks temporary consent to 31<sup>st</sup> December 2022, however they are likely to vacate the centre at an earlier date.
- \* 51 children are accommodated in classrooms located on each side of the entrance lobby.
- \* The opening hours required for the school are 08:00 to 18:00 Monday to Friday.
- \* The school site is Council owned and the proposed project is Council led.
- \* One objection has been received from a local resident.
- \* No objections have been received from statutory consultees.
- \* The proposal is recommended for approval subject to planning conditions.

### **Background**

1. Thomasson Memorial School for deaf children, provides its services on behalf of Bolton Council. While urgent repair works are carried out at their regular school building following flooding that has caused substantial damage and disruption, Halliwell UCAN Centre is being used as a temporary school.
2. The Girl Guide HQ located on Shepherd Cross Street has been identified as a location for temporary teaching and welfare accommodation (portacabins) which will be located within the surface car-park and forms part of a separate application 13953/22. This will form a separate application to this but is related as an overspill site to the Halliwell UCAN Centre.

### **Proposal**

3. Temporary consent is sought for the continued use of a community-use / service building (Use Class F2) as a school (Use Class F1). The existing property has not undergone any internal or external alteration and there are no proposed alterations.
4. Temporary consent would be required until 31<sup>st</sup> December 2022, however it is likely that the premises would be vacated at an earlier date.
5. The opening hours required for the school is 08:00 to 18:00 Monday to Friday. 51 children are accommodated in classrooms located on each side of the entrance lobby and 16 car parking spaces are provided on site.
6. Breaktimes of around 20 minutes take place in the morning and afternoon and lunchtime is 45 minutes. The green open space to the west of the building is public and is used by the students during this time.
7. One objection has been received however no concerns have been raised by statutory consultees. The Council's Constitution however currently requires that all Council applications be presented to Planning Committee.

### **Site Characteristics**

8. The application site consists of a single storey building and a car park to the west of the building. Main vehicular and pedestrian entrance is off Hatfield Road. Surrounding the school is a public grassed play area.
9. The whole site is generally enclosed within a residential area and the site is located within Halliwell which is within Inner Bolton as defined within Bolton Council's Allocation Plan.

### **The Development Plan**

10. Core Strategy Objectives SO2 Access to Education, SO5 Bolton's Economy, SO6 Accessibility and Infrastructure, SO16 Community Cohesion and Access.
11. Core Strategy Policies - A1.2 Development of Primary Schools; CG1.2 Urban Biodiversity; CG3 The Built Environment; CG4 Compatible Uses; P5 Transport and Accessibility; S1.2 Road Safety; RA1 Inner Bolton, SC2 Cultural and Community Facilities

### **Other material planning considerations:**

12. Supplementary Planning Document: General Design Principles; Accessibility, Transport and Safety.
13. National Planning Policy Framework (NPPF)

### **Analysis**

14. Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with policies in the Development Plan unless material considerations indicate otherwise. Applications which are not in accordance with Development Plan policies should be refused unless material considerations justify granting permission. Similarly, proposals which accord with Development Plan policies should be approved unless there are material considerations which would justify a refusal of permission. It is therefore necessary to decide whether this proposal is in accordance with the Development Plan and then take account of other material considerations.
15. The main impacts of the proposal are:-
  - \* impact on the character and appearance of the area
  - \* impact on the amenity of neighbouring residents
  - \* impact on highways/accessibility/parking

#### Impact on the Character and Appearance of the Area

16. Policy CG3 of the Core Strategy states that the Council will conserve and enhance local distinctiveness, ensuring development has regard to the overall built character and landscape quality of the area, and will require development to be compatible with the surrounding area, in terms of scale, massing, grain, form, form, architecture, street enclosure, local materials and landscape treatment.
17. Policy RA1 of the Core Strategy relates specifically to development in Inner Bolton and states [amongst other things] that the Council will conserve and enhance the distinctive character of the existing physical and natural environment and ensure that development has particular regard to massing and materials used.
18. There are no alterations proposed to the exterior of the building. Although the way the site is being utilised will be altered for a temporary period of time, due to the extant use of the premises it not considered that the character of the site has been considerably altered and would not adversely impact onto the locality.
19. It is considered that the temporary change of use of the building to the school would not adversely impact on the character and appearance of the building and surrounding area, compliant with Policies CG3 and RA1 of the Core Strategy.

#### Impact on the Amenity of Neighbouring Residents

20. Policy CG4 of the Core Strategy seeks to ensure that the Council will ensure that new development proposals are compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security. Development should not generate unacceptable nuisance, odours, fumes, noise or light pollution.
21. 51 children attend the temporary school and the opening hours are 08:00-18:00 Monday-Friday. Break times are also limited to specific and controlled times of the day. The Council's Environmental Health Department were consulted and raised no concerns regarding the continued temporary use subject to the restriction in opening hours.
22. Further to the above assessment, it is not considered that the living conditions enjoyed at nearby residential properties would be significantly worsened by way of noise and disturbance by the temporary change of use would be in accordance with policy CG4 of the Core Strategy.

#### Impact on Highways

23. Core Strategy policies P5 and S1 seek to ensure that the Council and its partners will ensure that new developments take into account the requirements for accessibility by different modes of transport, including parking and service arrangements. In addition, there is a requirement that road safety is promoted in the design of new development.
24. Acting on the extant uses associated with the premises and the temporary nature of what is being proposed, the Local Highway Authority raise no objection to what is being proposed under this application and it is considered that the proposal would adhere to policies P5 and S1 of the Core Strategy.

#### Impact on Crime

25. Core Strategy policy S1 states that the council shall ensure that the design of new development will take into account the need to reduce crime and the fear of crime.
26. Although a Crime Impact Statement is usually required for the change of use to a school, due to the temporary nature of the development and that the existing premises is a community centre, it is considered that the security measures present within the existing building would be sufficient.

### **Conclusion**

27. The temporary change of use would not have a detrimental impact on the character and appearance of the area, residential amenity, the highway network or crime and the fear of crime and subject to the necessary conditions the proposal would accord with the Development Plan.
28. Members are therefore recommended to approve the application.

## **Representation and Consultation Annex**

### **Representations**

**Letters:-** One letter of objection has been received on the following grounds:

*- Effect on local ecology*

Officer's response: There is no evidence to demonstrate that the proposal would have a negative impact on ecology.

*- Close to adjoining properties*

Officer's response: Proximity of dwellings to schools are not uncommon, and due to the temporary nature of the proposal it is not considered that the proposal would adversely impacts nearby properties.

*- Infrastructure is not there to support the school*

Officer's response: The site is being used a temporary base for the school and is not intended to permanently change its use to a school.

*- Inadequate access*

*- Inadequate parking provision*

*- Increase in traffic*

*- Increase in congestion*

Officer's response: This has been addressed within the main body of the report and the Council's Highways Authority raises no objection to the proposal.

*- Increase in noise levels*

*- Increase of pollution*

*- Loss of privacy*

Officer's response: The Council's Environmental Health team have been consulted and raise no concern subject to the restriction in opening hours to 08:00 to 18:00 Monday to Friday.

*- More open space needed on development*

*- Strain on existing community facilities*

*- Increased disruption with the other two schools near Shepherd Cross Street.*

*- The community centre was an asset to the community with all the services it provided and will be a massive loss.*

Officer's response: It is noted that the proposal would cause increased disruption, however any disruption is limited to certain times of the day. Furthermore, it will be conditioned that school use at the site is ceased and reverted back to the community centre after the 31<sup>st</sup> December 2022.

*Information missing from plans*

Officer's response: It is considered that the plan submitted is sufficient for this proposal, given the temporary nature the proposal.

### **Consultations**

Advice was sought from the following consultees: Highways; Environmental Health Officer.

### **Planning History**

Temporary consent for the retention of 3no. Single-storey temporary classroom and welfare (WC) blocks under the reference 13593/22 – Recommended for approval

**Recommendation: Approve subject to conditions**

**Recommended Conditions and/or Reasons**

Subject to the following conditions, which have been imposed for the reasons stated:-

- 1 This permission shall be for a temporary period expiring on 31st December 2022 when the use hereby approved shall be discontinued and the building reinstated back to its original use. The approved scheme shall be implemented in full and retained thereafter.

Reason

The applicant has only applied for temporary permission.

- 2 The temporary school hereby approved shall not be in operation outside the following hours:-  
08:00 - 18:00 Mondays to Fridays

Reason

To safeguard the living conditions of residents and the amenity and character of the area with regard to noise and/or disturbance and in order to comply with Bolton's Core Strategy policies CG3 and CG4.



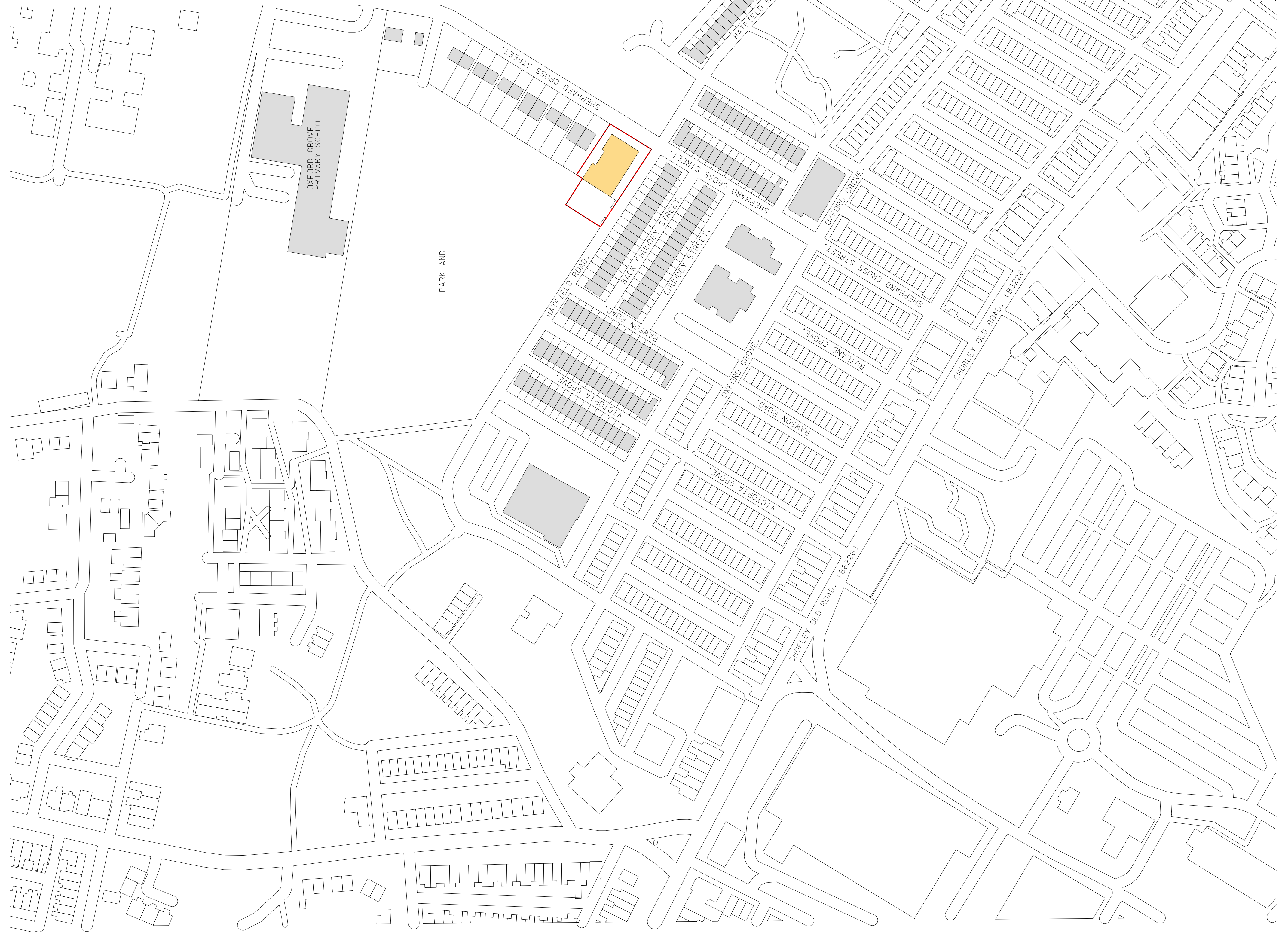
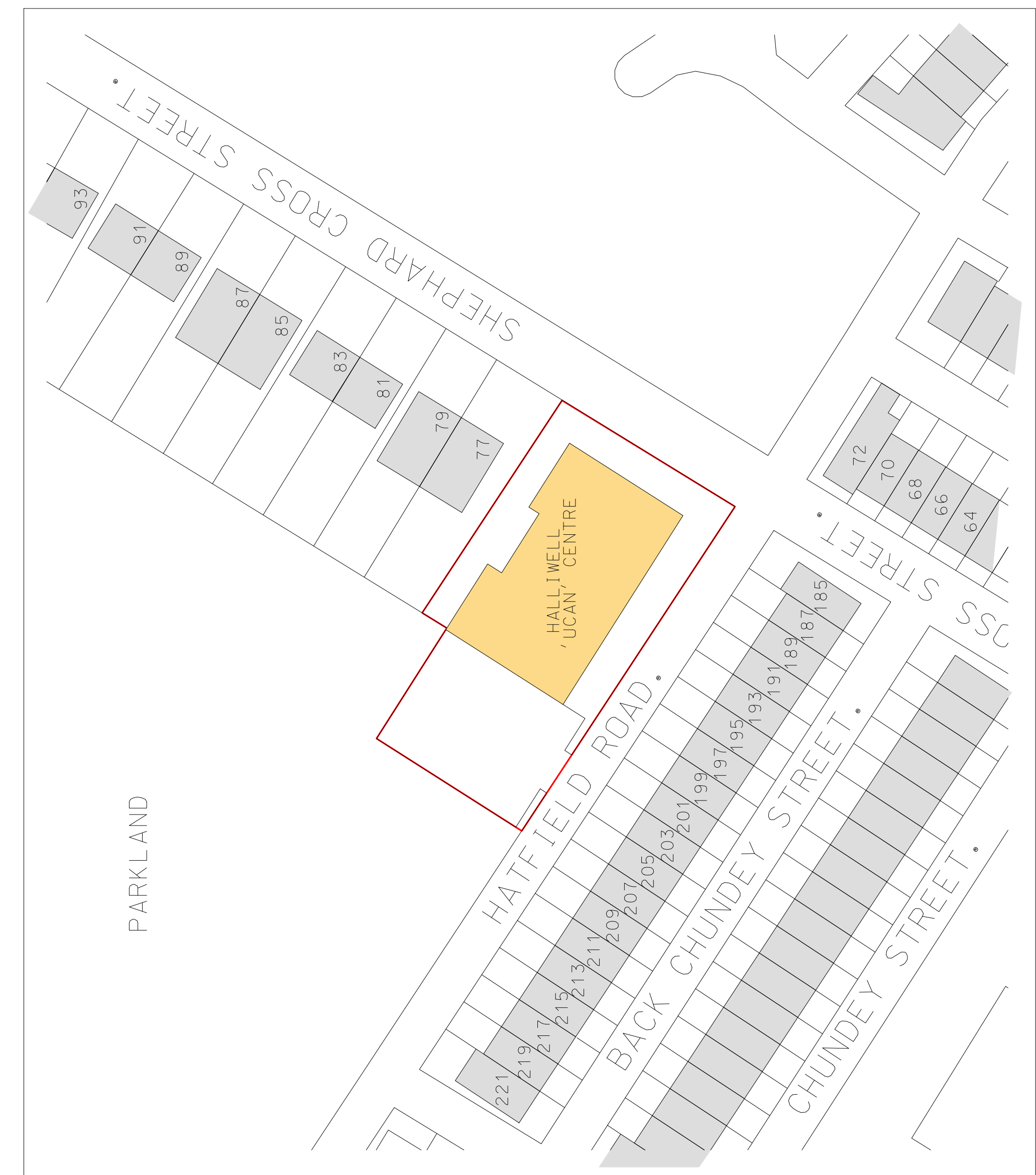
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0 10 20 30 40 50 60 70

To assist in the design of the site, the drawing is prepared by copyright.

All dimensions to be checked on site prior to commencement of work.

Figured dimensions to be used in preference to scale.



ISSUED FOR PLANNING

**FINLASON**  
**PARTNERSHIP**

Suite 4,  
Beech House,  
1 Cambridge Road,  
Hale, Cheshire  
WA15 9SY  
Tel: 0161 929 4422

Project Title:  
Application for change of use;  
Halliwell 'UCAN' Centre,  
Hatfield Road,  
B11 3BU

Existing Site Location Plan

Day No.:  
22/011(0)-JAXP001

Scale:  
1:1250 &  
1:500

Drawn By / Date:  
AF MARCH 2022