

PLANNING COMMITTEE
Schedule of Supplementary Information

18.12.14

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

**Bolton
Council**

92476/14

Ward	Location
GRLE	4-14 GREAT MOOR STREET, BOLTON, BL1 1NP

Members are advised that further information on the modular cement cladding panels has been provided and is copied below. A swept path drawing showing access by refuse vehicles has also been provided and has been accepted by both the Council's Highway Engineers and Waste Management Officers.



Based on drawing received from BLOK Architecture. Drawing No: 00 GROUND FLOOR PLAN UPDATED AMENITY SPACE FOR REFUSE STRATEGY 05.11.14



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client

JWPC Ltd

project

Students Accommodation, Great Moor Street

title

Swept Path Analysis
Refuse Vehicle (11.35m)

scale @ A3 as specified drawn by RC checked by PW

date NOV 2014 cad file Bolton01-04(A).DWG

drawing number NW/JWPC/BOLTON.1/02 rev. B

MATERIALITY STUDY:

THROUGH COLOURED FIBRE CEMENT BOARD



PRODUCT OVERVIEW:

A cement board is a combination of cement and reinforcing fibers formed into 2.4 m x 1.2 m sheets, 6mm to 15mm thick.

One of the main advantages of using a ‘through board colour’ material is that the colour or tone, of which will be determined at a later stage, will be mixed in with the cement at fabrication stage, meaning that there are no layers that will be worn away over time, hence the finish **will not deteriorate**.

The life expectancy of a fibre cement ventilated facade has been confirmed by the British Research Establishment in the UK as being in excess of 50 years.

One benefit of a fibre cement Ventilated Facade is that the layers can be separated when the facade comes to the end of its life. This means that the components such as the fibre cement, aluminium, timber, or insulation can all be divided and sent for recycling separately.

CLEANING:

Stains can be removed by normal washing with mild detergents or soap solutions (washing-up liquid) and a sponge. The use of abrasive materials, such as steel-wool, scourers etc. is not permitted as these cleaning items will leave irreparable scratches on the surface.

CASE STUDIES:

- #01: ABRAHAM MOSS SCHOOL, MANCHESTER/ELLIS WILLIAMS ARCHITECTS
- #02: YSBYTY ANEURIN BEVAN HOSPITAL, EBBW VALE, WALES/NIGHTINGALE ASSOCIATES
- #03: KENDAL COLLEGE, KENDAL/TAYLOR YOUNG

SUSTAINABILITY:

BRE Green Guide:

In the UK the British Research Establishment, one of the world’s most renowned research centres has a “Green Guide to Specification” which contains a listing of building materials and components which are assessed in terms of their environmental impact across their entire life cycle, from cradle to grave within comparable specifications. For example, materials such as EQUITON E panels can achieve A+ rating when used in the construction methods specified within the guide.

The exact product to be used will be further discussed in detail but leading manufacturers such as Marley Eternit and Cembrit offer good examples of cement board cladding systems.



BLOK ARCHITECTURE ON-SITE PROJECT: PARAMOUNT STUDENT COMPLEX, LONDON ROAD, LIVERPOOL

The Paramount building is currently on-site, adjacent to Liverpool Lime Street station in the heart of the city centre. The building is eleven floors at its highest point and is clad in a dark grey through coloured fibre cement particle board with punctures offering relief for fenestration.

The material is extremely sustainable as a rainscreen cladding, offering a lightweight, ventilated and waterproof solution to higher rise buildings, with the properties of the material offering minimal maintenance.

The paramount is viewed as a statement building by Liverpool City Council and, due to its prominent location, will be a dominant structure within the William Brown Street Conservation Area and its landscape.



92496/14

Ward	Location
CROM	14 FIRWOOD FOLD, BOLTON, BL2 3AG

With regard to the "Elected Members" section of the Representation and Consultation Annex of the report, Officers would point out that Councillor Bashir-Ismail has not requested an advanced site visit by the Planning Committee or objected to the proposal in her capacity as a Ward Member. There are currently no requests in place for a site inspection by Members and a visit has not been arranged. 2 additional letters have been received from local residents raising objections to the application due to grounds covered in the report.

3 additional letters of support have been received from local residents stating that the area will benefit from the proposal and that it will be a welcome addition to the street scene.

2 circular style letters have also been submitted from a resident on Woburn Avenue and Brailsford Road. Their concerns are already listed within the Committee report.

92643/14

Ward	Location
SMIT	LAND AT REAR OF BOOT LANE, BOLTON, BL1 5SS

Additional Information from the Applicant

The applicant has provided further information regarding the storage of manure and the horse passports:

Storage/Disposal of Manure

The applicant has advised that an established Midden has been on-site for the past 12 months. This will continue to be the case for the new proposal. In addition to this the farmer who makes and supplies their hay removes and uses the manure to spread on his own fields. The agent also states there are several companies that provide a service whereby the manure is collected and removed from site. In response to the drainage query, the surface water will run into a soakaway

A site plan has been provided showing the location of the midden to the north of the proposed stables. The second reason for refusal has therefore been deleted as sufficient information has now been provided.

Horse Passports

The applicant has advised that the two additional Horse Passports are for two horses owned by the uncle of the applicant. The applicant looks after these horses on the behalf of his uncle. We confirm that this proposal is **not** for business use and is strictly recreational.

Additional Letters of Objection Received

Eight additional letters of objection have been received in response to the amended plans from residents who also objected to the original proposal, raising the following issues:

- Not much has changed from the initial proposal, the stables are just a bit smaller.
- Concerns that the land is not suitable for grazing land and it is only big enough for grazing two horses (2.26 acres). This is supported by *The British Horse Society and Royal Society for the Prevention of Cruelty to Animals* guidelines on grazing land for equestrian developments, which recommends 1 acre of well managed grazing land per horse.
- The land was not previously used for fly tipping, it was an open green field of wildlife value, where children played, people walked their dogs and there were visiting deer (see picture below taken by a local resident some time ago).



- The hay bales in the field are extremely unsightly.
- The land is not as green as it once was.
- While the building has been moved to an appropriate area, it is still a large building, as large as the houses within the area and could be converted to a residential property. The plan does resemble rooms in a dwelling with upstairs accommodation rather than the stabling of horses.
- On the new plans there is no indication that there is any hard standing on the field.
- Storing hay in a loft is a known fire risk.
- Delph Hill Close was previously a brownfield site, previously the site of Doffcocker Mill.
- Trees have been felled to make space for the proposed siting of the stables.
- The dimensions, design and construction of the stables are more akin to a residential dwelling.

Additional Letters of Support Received

Two additional letters of support has been received (one being from the original supporting resident). They state that:

- Stables should be an acceptable form of development in the Green Belt.
- Prior to the current ownership of the field, it was a dumping ground. There was fly tipping and it was used by scrambler bikes. The field has been improved and is now an open field, used for the grazing of horses.

92656/14	
Ward	Location
TOHA	LAND ADJACENT FIRWOOD INDUSTRIAL ESTATE, THICKETFORD ROAD, BOLTON, BL2 3TR

The applicant has clarified that the proposal would be for one cremator to be located within the Crematorium which would be up to a maximum of 50kg per hour discharge. No waste from veterinary surgeries would be stored at the premises rather than being burnt.

No further comments have been received from the Council's Pollution Control officers.

The reasons for refusal remain as outlined on page 73 of the report.

92667/14	
Ward	Location
BRCR	HIGHER CRITCHLEY FOLD FARM, LONGWORTH ROAD, EGERTON, BOLTON, BL7 9PU

The applicant has confirmed that additional bat surveys have been undertaken this year, both dusk and dawn surveys. Natural England had advised the applicant to install bat boxes; these have now been installed in all three gables of the stable building.

92744/14	
Ward	Location
BRCR	FORMER SITE OF GREEN BENGAL, 158 DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9JJ

A further letter (from a resident who has already objected) has been received. The only new concern raised is as to where staff are to park. Officer's comment: staff parking is proposed within the site.

The following letter, to the Chief Planner, has also been received from the applicant:

Janet Dixon

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TOWN PLANNERS LIMITED

Janet Dixon BA (Hons), MCD, MRTPI
Judith Douglas BSc (Hons), Dip TP, MRTPI
Graham Love BA (Hons) BPI, Dip Mgt, MRTPI

Consultants: Mike Gee BA (Hons), MRTPI
Tim Brown BA (Hons), MRTPI

Mr T Hill
Chief Planning Officer
Development and Regeneration
Bolton Council
2nd Floor, The Wellsprings
Howell Croft South
Bolton, BL1 1US

15th December 2014

Dear Tim

PLANNING APPLICATION REF. 92744/14
FORMER SITE OF THE GREEN BENGAL, 158 DARWEN ROAD, BROMLEY CROSS

I am writing following my meeting with Helen Williams and publication of the Committee Report for the application. The Report provides a robust and comprehensive summary of the case and material planning considerations, and I am grateful to Helen for its preparation and fully-reasoned recommendation.

The application is re-presented to Members following the dismissed appeal and subsequent deferral of the revised scheme at the October 2014 committee meeting. The applicant has ensured the proposals have been amended to take full account of the Inspector's conclusions and the Council's concerns material to the decision. Members' views on the merit of an alternative proposal positioning the convenience store on the frontage of the site are not material to the consideration of the application which must be considered solely on its merits as submitted. On this basis and in recognition of the additional evidence submitted and the Officer recommendation, the applicant requests that the application is therefore formally determined at the December meeting.

Whilst not material to the application, the applicant has explained why the convenience store cannot be located on the former restaurant/pub footprint on the site frontage, and the reasons are set out in the report. There is no adopted development plan policy requiring that approach to be taken; there is no adopted development brief for the site and the Inspector did not reach that conclusion. It is hoped that Members will be strongly advised that refusal on this basis cannot be justified.

Cont.

Turning to the case in support of the application, the Inspector's decision letter confirms that;

- Convenience and ancillary retail development is acceptable at the site in principle. It is a sequentially-preferable edge of centre location; there is no adopted local floorspace threshold triggering retail impact assessment and the proposal would provide a meaningful addition to the retail capacity of the local area, which the Inspector noted weighs positively in favour of the development;
- The amount, type and mix of proposed development is acceptable relative to the available site area and does not amount to overdevelopment. The Inspector's sole concern was the effect of the siting of the convenience store unit upon the amenity of the neighbouring property to the rear. There was no other criticism of any aspect of the proposed siting;
- The amount of car parking provision is acceptable;
- The means of vehicular access is acceptable;
- There will be no adverse impact on the operation and safety of the local highway network;
- There will be no unacceptable effect on 1 and 1a Bromley Cross Road, and;
- There will be no unacceptable effect on Cornerstone Baptist Church.

The sole reason for the Inspector's decision was the effect of development on the residential amenity of 9 Lord's Stile Lane which has been fully resolved via the revised application as recommended for permission at the October committee meeting.

Notwithstanding the Committee's preference for an alternative scheme, I understand the reason for the deferral of the item at the October meeting was the perceived effect the development would have upon the residential amenities of the adjacent property at 176 Darwen Road.

We have examined the validity of this assertion and for the avoidance of any further doubt, have adjusted the scheme to remove any scope for the development to result in an unacceptable relationship with the neighbouring property. This is achieved by off-setting the convenience retail unit from the common boundary by 7.2m (i.e. a distance of 11m from gable wall to gable wall), such that when combined with the 1m difference in ground levels, the low height of the unit and its fully-hipped shallow pitch roof means it will not affect the neighbour's amenity. As matters of fact, the development;

- Will not result in a loss of daylight to the ground floor window in the side-facing gable wall nor any of the windows of habitable rooms in the front and rear elevations of the property;
- Will not result in any over-shadowing of the property and loss of sunlight at any time of the day to either the side-facing ground floor window or the front or rear gardens (the available sunlight to the rear garden of the property is already compromised by its orientation and the over-shadowing caused by the scale and proximity of the adjacent Church building);
- Will not cause any loss of privacy, and will not result in an unacceptable loss of outlook and visual amenity from the neighbour's property (windows or garden).

The additional supporting information comprising i) the cross-section detail added to the elevation drawings and ii) the sun path analysis taken looking towards and away from 176 Darwen Road, is provided for Members' benefit to fully demonstrate these points beyond doubt. It is hoped this will be made clear and explained at the meeting.

Cont.

There are no outstanding valid grounds upon which refusal of planning permission can be substantiated and the applicant has purposefully submitted the additional information for Members' benefit (and to assist the advice you are able to provide) in reaching their decision. It is hoped that the application is not deferred for a second time or refused on this basis, and the need for a second appeal can be avoided.

I request that this letter is made available to the Chair of Committee and to Members ahead of their consideration of the application, or its full content is otherwise drawn to their attention and taken into account. I will be guided by your advice on the best approach.

Can I also ask that two minor comments / corrections are made in respect of the Committee Report;

1. To correct and make plain the point that the convenience retail unit has been re-positioned by a further 5.5m away from the northwest boundary of the site with 176 Darwen Road, meaning it is off-set by 7.2m in total from the boundary and 11m from the gable wall of the house itself. (The report does not refer to the 7.2m dimension and refers to an 11m distance from the boundary - see 5th paragraph on page 100)
2. The report is silent on the purpose, benefit and conclusions of the submitted sun path analysis and cross section drawings as material evidence that Members must take into account. Can it be made clear please that these have been submitted and must be taken into account, and that they clearly demonstrate the development will not harm the neighbour's amenity.

The development will bring new retail opportunities and wider choice to the local area; it will create a range of full and part-time new jobs and it will result in the comprehensive redevelopment of a longstanding vacant brownfield site.

I trust the above is sufficient for your purposes and I would be grateful if you could please contact me to discuss the matters arising.

Yours sincerely



Graham Love
Director

graham@jdixontownplanners.co.uk

cc : Nicola Raby - Legal and Democratic Services, Bolton MBC

92843/14

Ward	Location
HARP	19 BROOK HEY AVENUE, BOLTON, BL3 2EQ

Amended plans have been received, which change the rear high level window to a standard sized window (which is to either be one way glass or obscure glazed) and show a proposed playroom at ground floor.

Two letters, one from the NHS (Paediatric Occupational Therapy) and one from a Council Family Support Worker (Deaf Children), have been received. These letters explain that a child residing at the application dwelling has a heart condition and sensorineural hearing loss, and that they believe that this child would benefit from the proposed extension for the following reasons:

- The child tires very easily and quickly becomes breathless and he struggles getting upstairs to use the toilet [*a downstairs bathroom is proposed*];
- The child would benefit from the downstairs playroom;
- The bedroom proposed for the child would have an en-suite, which would be beneficial;
- The child would benefit from having his own room rather than share with siblings (the child cries a lot a night due to his hearing loss and disturbs his siblings).

Officers consider that this evidence justifies the requirement for the proposed downstairs toilet and an additional bedroom (with en-suite), but it is not sufficient justification for the proposed enlarged kitchen, a utility room and a second further bedroom upstairs. Officers therefore consider that there are not sufficient special circumstances to justify a departure from policy guidance for the scale of the proposed extension in this instance, and continue to recommend that the proposal is refused in its proposed form.

92863/14

Ward	Location
SMIT	FINISHERS ARMS, 487 CHURCH ROAD, BOLTON, BL1 5RE

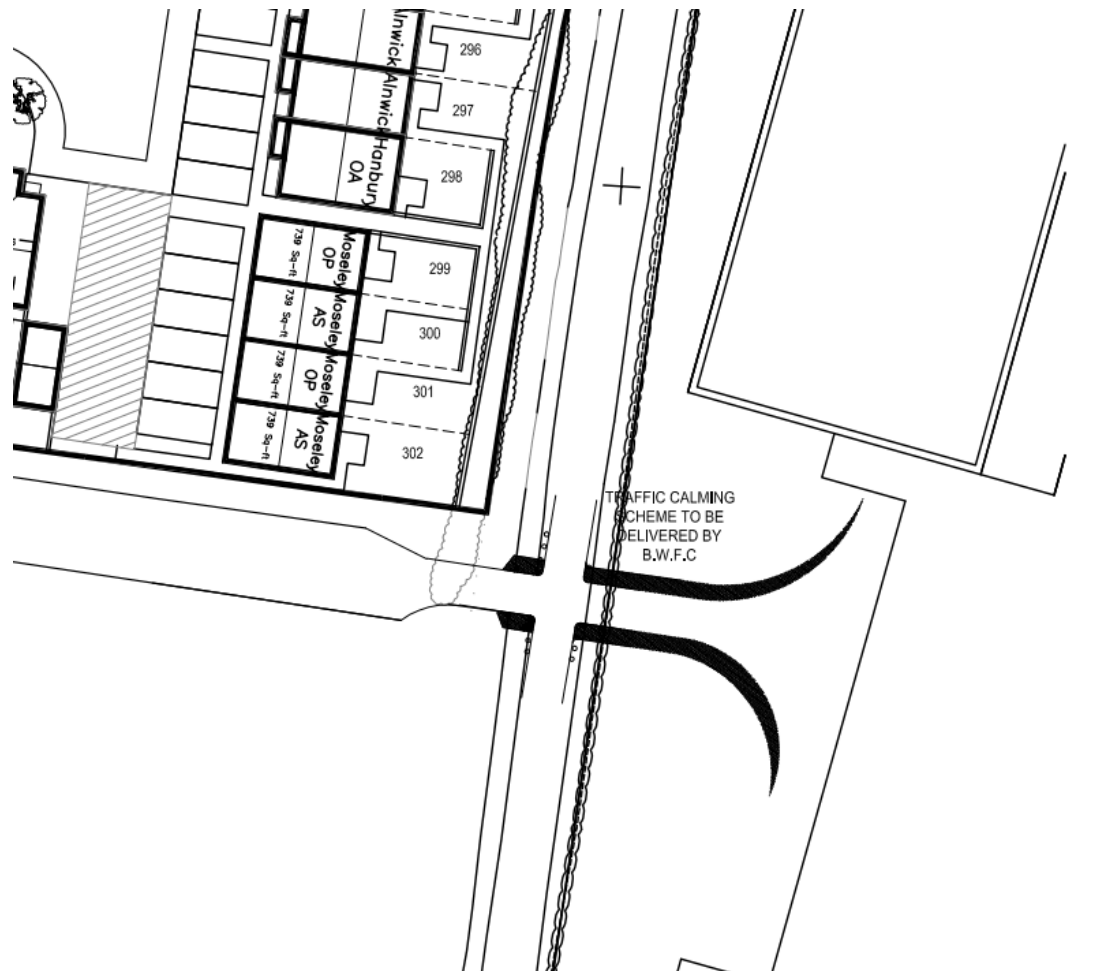
A petition containing 206 signatures has been received supporting the proposed changes as the aim of the application is to provide better facilities for customers by sympathetic modernisation of the pub interior and the refurbishment would enhance the character of the pub, safeguarding the future of the pub.

A full assessment of the proposal is contained within the Officers report and the recommendation does not change as a result of the submitted petition.

92922/14

Ward	Location
HOBL	LAND OFF LOSTOCK LANE, LOSTOCK, BOLTON

Persimmons (the applicant) have amended their site plan (as below) to show their proposed highways improvements to the entrance to the Wanderers Academy. Persimmons have also confirmed that the road works are scheduled to commence no later than April 2015.



A representation has been received from Bolton Wanderers. They state that they continue to be supportive of the development, subject to the recommended conditions. They have however requested that condition 3 be amended to also include reference to crossing/mains/utilities/infrastructure works, to ensure that all the works associated with the access to the Academy be competed simultaneously. Officers agree to this amendment.

92944/14

Ward	Location
FARN	LAND REAR OF BEECH AVENUE/CENTRAL AVENUE/NORTH AVENUE, FARNWORTH, BOLTON

Two additional objection letters have been received from the owner/occupiers of No. 29 and 35 Central Avenue. They raise the following concerns:

- Loss of the existing 3 metre high palisade fencing which forms the boundary treatment for the existing depot.
- The removal and replacement with a 1.8 metre high post and panel fence will increase the risk of burglaries in the area, especially properties which are located adjacent to the proposed access/egress and those properties that back onto the application site.

Page 172 of the main Committee report details the reasoning behind removal of existing palisade fencing and the overall design of the new residential layout. Officers maintain that the retention of the 3 metre high fencing is wholly inappropriate in a new residential setting.

If Members have remaining concerns about the security of existing residents it is considered appropriate to request that the proposed boundary along the access / egress point and along the southern boundary of the site to be increased in height to 2.1 metres rather than 1.8 metres.