

PLANNING COMMITTEE
Schedule of Supplementary Information

20.10.2016

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

**Bolton
Council**

97259/16

Ward	Location
BMET	LEVERHULME PARK, LONG LANE, BOLTON, BL2 6EB

97259/16 Leverhulme Park

The support petition and the reasons for supporting the provision of a dedicated facility are referred to in the Officers report. This petition has now been formally submitted to the Council.

A total of 654 supporters have signed the petition. There are a total of 284 comments attached to the petition. A small number of comments (c. 8 no.) refer to objections to the proposal. The scope of these comments are also included within the Committee report.

A further 40 (no.) objection letters have been received together with a further 6 support letters. The issues raised within the letters duplicate those issues outlined within the Officers report.

Other comments received:

The Greater Manchester Ecology Unit have confirmed that the lighting scheme has been sensitively designed to not disturb the behaviour of bats in the local area. As the applicant has submitted detailed lux levels, lighting design, and lamp post design it is considered appropriate to condition these elements.

Highways Engineers:- following a site visit the Council's Highways Engineers have confirmed that whilst the proposal in its current form is acceptable given the proposed level of usage, the short sections of the existing access from Blenheim Road should be widened to 5 metres wide. This would enable full access for two way traffic and also accounts for pedestrian usage of the access.

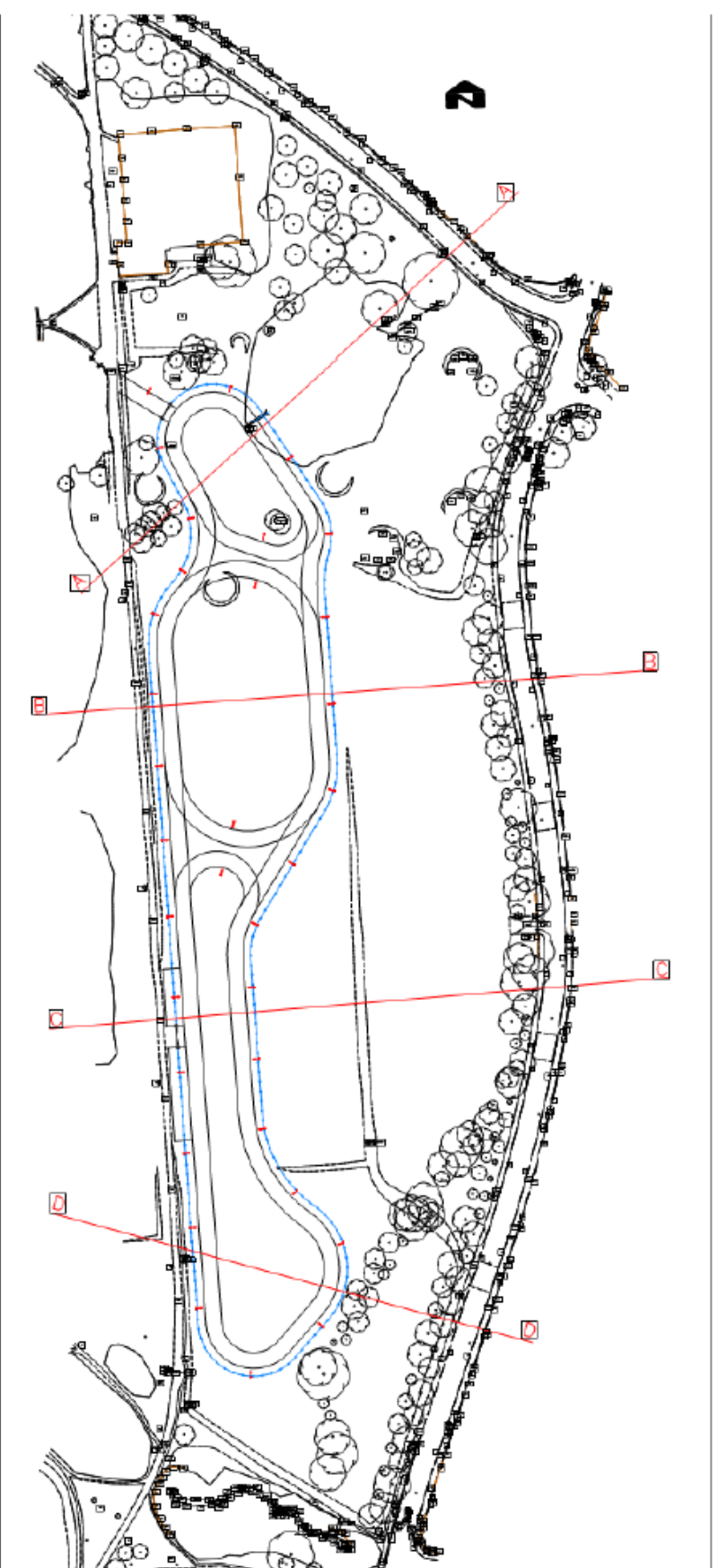
Sport England have confirmed that the proposal that they have no objections to the proposal

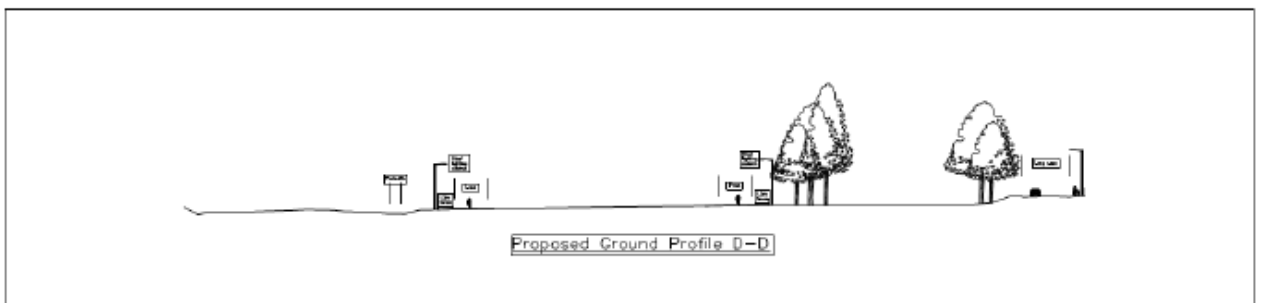
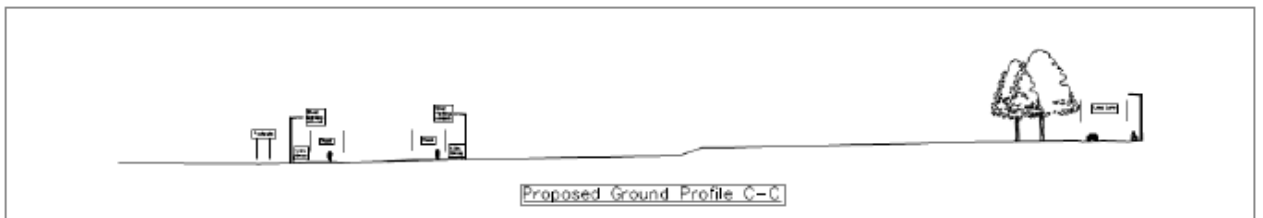
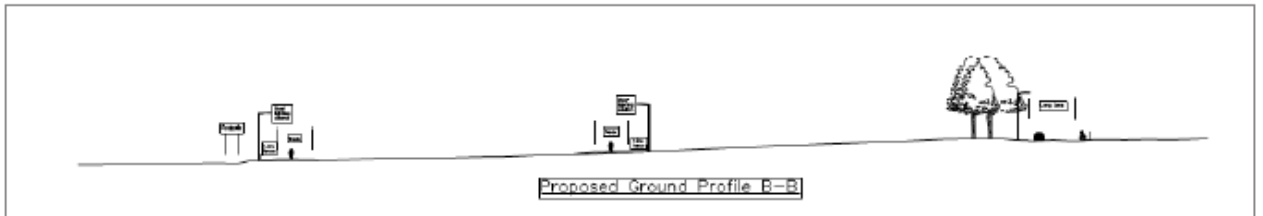
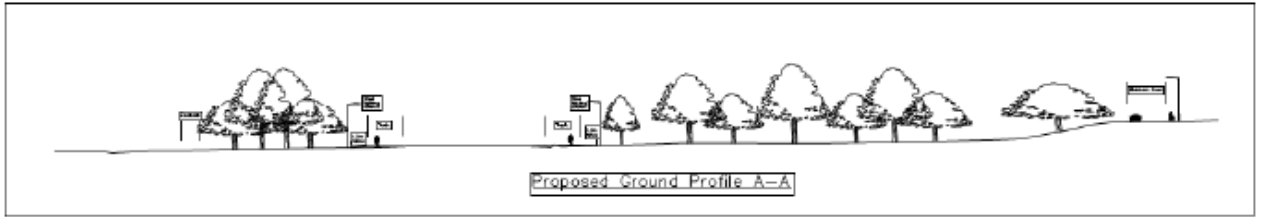
Other matters

Cross sections have been supplied which highlight the proposed track in the context of the wider Park / views from Long Lane. Extracts are contained below:

A condition has been added requiring details including design, location and coverage of the CCTV equipment.

Cross Section reference points A to D





96842/16 & 96907/16

Ward	Location
GRLE	BEEHIVE MILLS, CRESCENT ROAD, BOLTON, BL3 2LT

It is understood that the Applicant has provided Members with a copy of counsel's opinion on the proposed development, together with their comments on the Officer's report. The legal opinion is not new - it was provided with the application and was taken into account in the Officer's recommendation. The Applicant's legal advice. The conclusion of this advice states:-

"...there is a strong case that both tests in paragraph 133 of the Framework are satisfied. Put shortly, the loss of the existing buildings at the site, themselves not exceptional among listed mills, is required to achieve the substantial public benefit of housing. Further, not only is conversion of the mills for housing unviable, but also there is no reasonable prospect of any beneficial use for them"

Officers accept that the demolition of the building is necessary to deliver the proposed housing layout at this site. However, they do not accept that the demolition is necessary in order to deliver the public benefit of housing - other sites exist within the Borough that could deliver this number of dwellings.

The Applicant has considered the Officer's report and makes the following comments:-

"Three and a half years is ample time to test whether there is any market interest in a site" - Officers take the view that three and a half years is a reasonable period to test whether there is any market interest in a site during that particular period but is not necessarily an indication of the future market. In any case, Officers cannot accept that a relatively short vacancy period such as this can be used to justify the demolition of a nationally designated heritage asset.

"Officers have no evidence that market conditions may change to render conversion viable" - it is not easy to predict future market conditions but in any case the burden is on the Applicant to demonstrate that the first test of necessity is satisfied or the all the four other tests are satisfied.

"Members should have no doubt that development will definitely follow demolition" - Officer note the Applicant's track record in delivering development at other site but the fact remains that they do not have have a housing developer on board at this point in time. The Applicant states that the have had approaches from developers but no evidence of this has been provided. Officers conclude that asking Members to have no doubt that development will follow demolition without any evidence is unreasonable.

"The planning harm in leaving these mills indefinitely vacant will be the failure to provide housing to meet the needs of Bolton on a brownfield site" - Officers take that other sites exist that could deliver housing - for instance, the mills strategy lists a number of unlisted mills that could be demolished to provide housing.

"there have only been three objections" - Members will be aware from the Officers report that whilst it is true that only three objection have been received from consulted neighbours, a further four strongly argued objections have been received from Historic England, the Victorian Society, the Council for British Archaeology and the Association for Industrial Archaeology.

97073/16

Ward	Location
HELO	LAND OFF OLD KILN LANE, BOLTON, BL1 5PD

Three further letters of support have been received (from two north west agricultural companies).

Three further letters of objection have been received.

Further concern has been raised by neighbouring residents on Old Hall Lane regarding flooding of their properties (photographic and video evidence of flooding events has been submitted). Concern is also raised that it is now proposed to divert water from the application site into a culvert that comes out on private property (an objector's property) and onwards to private fishing lakes used by Doffcocker Angling Society (who have also objected). The land owner (at Old Hall Farm) has written to the case officer to say that they will not give permission for the applicant to divert water onto their land.

The Council's Drainage Officers have been made aware of these third party concerns and their final comments will be reported directly at the meeting.

97140/16

Ward	Location
HONE	LAND ADJACENT 14 FACTORY HILL, HORWICH, BOLTON, BL6 6RZ

Six further letters of objection have been received.

Cllr. Richard Silvester requested the advance site visit, to enable Members to gain a better understanding of the surrounding highways.

97240/16

Ward	Location
FARN	STORES 1 AND 2, FARNWORTH INDOOR MARKET, KING STREET, FARNWORTH, BOLTON, BL4 7AS

Stores 1 and 2 Farnworth Indoor Market

Further concern has been raised with regards to the impact on neighbouring properties on Cross Street and further surrounding Streets.

However as previously outlined within the report the use is completely self-contained, within an existing building, no changes to the size of the building are proposed and it is sited in excess of 25 metres from the nearest residential use.

Further parking issues have also been highlighted with concern that the existing owners of stalls within the market will lose parking that they pay a fee for. However the site has an extensive existing car park that excludes the allocated 34 spaces specifically assigned to this use. These spaces can be utilised by the existing patrons of the market, with ample public parking still remaining available within a short walking distance of the facility.

Further issues such as conflict with deliveries and Anti- social behaviour have been referred to within the main body of this report.

97246/16

Ward	Location
FARN	25 BOLTON ROAD, FARNWORTH, BOLTON, BL4 7JN

25 Bolton Road, Farnworth

Additional objection:-

1. OPENING HOURS – no opening hours stated – criminal work of a legal firm may warrant use of the premises outside business hours which will disturb residential neighbours

2. PARKING PROVISION

i) The provision at the front of the property for two customer car parking spaces does not meet Council policy in relation to the ability to enter/leave the spaces in forward gear onto the classified road.

ii) Whilst other properties in the vicinity have drop-kerb access they are residential which means significantly reduced number of entry and exit manoeuvres compared to those of this proposed business

iii) The four rear off-road spaces for the use of staff also falls below Council policy and it is naïve to assume that with the proposed staff numbers being between 7 and 9 staff that 50% of staff will use public transport.

iv) The lack of public parking in the immediate vicinity will result in visitors and staff parking in Alfred Street which is unadopted by the Council and in very poor condition and already has existing parking difficulties in failing to accommodate the current parking needs of the residents of Alfred Street. Visitors to 25 Bolton Road are already using Alfred Street to park !

3. NEIGHBOURING BUSINESSES

i) The applicant claims that the property needs extensive work and the cost of the work would result in negative equity. This is a spurious suggestion because the cost of conversion to commercial use including meeting legal requirements has got to be higher so this is not a valid argument for conversion

ii) The applicant claims that properties on this row “currently have commercial use and Market Street itself is a renowned location for small business.” The only other legitimate business within 250 metres is a children’s nursery which does not operate outside normal business hours and has sufficient parking and access to accommodate staff and the drop off of children. Allowing this business sets a precedent which will ultimately begin the decimation of a residential area.

4. BASEMENT ACCESS – the application provides for a separate external access to the basement from the front of the property. However, it is asserted that the basement will be utilised for archive storage and therefore would seem appropriate in the interests of security for access to such an area to only be made from the interior of the building. Exterior access suggests that the basement will be utilised for another use in the future.

97331/16

Ward	Location
LLDL	42-46 MARKET STREET, LITTLE LEVER, BOLTON, BL3 1HN

42-46 Market Street, Little Lever, Bolton

Details of the external shutters to the proposed new shop frontage:-

- 1) The proposed external shuttering is to be separately installed to each of the 3no. window setsnot a continuous single shutter across the frontage.
- 2) It is of a very specific design style based upon the use of 4.2mm perforated holes within the higher grade steel lathsa significant improvement to through vision than the older type of 3mm perforation.
- 3) Where the Standard 3mm perforation provided for some 25% of the steel laths to be removedthe 4.2mm perforation increases through vision to 50%.
- 4) This increase in through vision , without loss of structural integrity is only achievable by the use of a higher grade of steel ... and less weight.
- 5) This product has been developed and fitted by a local manufacturer, Ian Lucas Security Shutters (Wigan) for the past 7 years to good acclaim.

Photograph of shutters on similar commercial facilities



Although the shutters are external, they are perforated and of a good design and will replace unsightly solid shutters currently to the front of the building.

