

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

**23.10.14**

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

**Bolton  
Council**

90150/13	
Ward	Location
FARN	ASDA STORES LTD, BRACKLEY STREET, FARNWORTH, BOLTON, BL4 9DT

Clr Asif Ibrahim has queried (i) whether thorough consultation has occurred for the amended location, (ii) the potential cumulative impact of the approved Veterans Club permission (i.e. ground floor retail units and first floor restaurant) and the proposed petrol station on congestion and vehicular flow and (iii) with the proximity of residential properties there is a need to restrict hours of opening and deliveries. Officer comment: these issues are addressed below.

One further objection has been received raising the following additional items:

**Consultation** – A period of 21 days has not been allowed for reconsultation on the amended plans. Reference is made to a 14 or 21 day period to enable this to occur.

Officer comment:- it is noted that there is no statutory requirement to reconsult on amended plans.

However, the Council's Statement of Community Consultation states that where amendments to applications are submitted the Planning Officer must determine if the amendments are significant and material to warrant reconsultation.

In this instance, as the location of the petrol filling station was changing it was considered appropriate to reconsult all those properties originally consulted. This includes all properties directly adjacent to the site.

**Residential amenity** – residential properties are some 50 metres away from the site – they will be unduly affected.

Officer comment:- this element is considered within the Officers report.

**PFS does not regenerate Farnworth** – other shopping facilities would add more value than a PFS.

Officer comment: the proposal will result in the more efficient use of the site. Whether other uses of the land would be more beneficial is not a consideration for this application.

**Highways issues:- the applicant raises a range of highways related concerns which re-iterate the Council's Highways Engineers original concerns over the proposal.**

Officer comment: As stated within the Officers report, the current plans are a result of extensive discussions between the applicant and the Council's Highways Engineers. This has resulted in a scheme which addresses all the Highways Engineers concerns. As a result the proposal is recommended for approval.

**Additional use of Veterans Club for retail units (ground floor) and restaurant at first floor** – no cumulative assessment of the PFS proposal and the change of use of the veterans club.

Officer comment: The Council's Highways Engineers have commented as follows:

- The previous use of the building would have generated a demand for parking that would off-set the impact of the proposed retail and restaurant use.
- The proposed restaurant use will mainly generate an off-peak demand for parking.
- It is likely that the proposed retail premises will generally attract customers who would be already parking on the car park e.g. linked trips.

As referred to on page 5 of the Officers report, if the PFS proposal is implemented there would be a surplus of 73 spaces. This excludes the use of the retail/restaurant use. It is highly unlikely that the use of the relatively modest former Veterans Club would result in this surplus being fully used. This is also particularly so when viewed in the context of the above Highways Engineers comments.

Regeneration Officers have confirmed that after discussing the potential for the Veterans Club permission to be implemented with the current owner, it is unlikely that the permission would be implemented.

**Hours of use:- 24 hour use of the site would have an adverse impact on residents.**

Officer comment:- a condition has been added to the draft conditions proposing to restrict hours of operation to those contained within the report (page 5). It is also suggested that the hours of delivery of fuel are also within the proposed hours of customer opening.

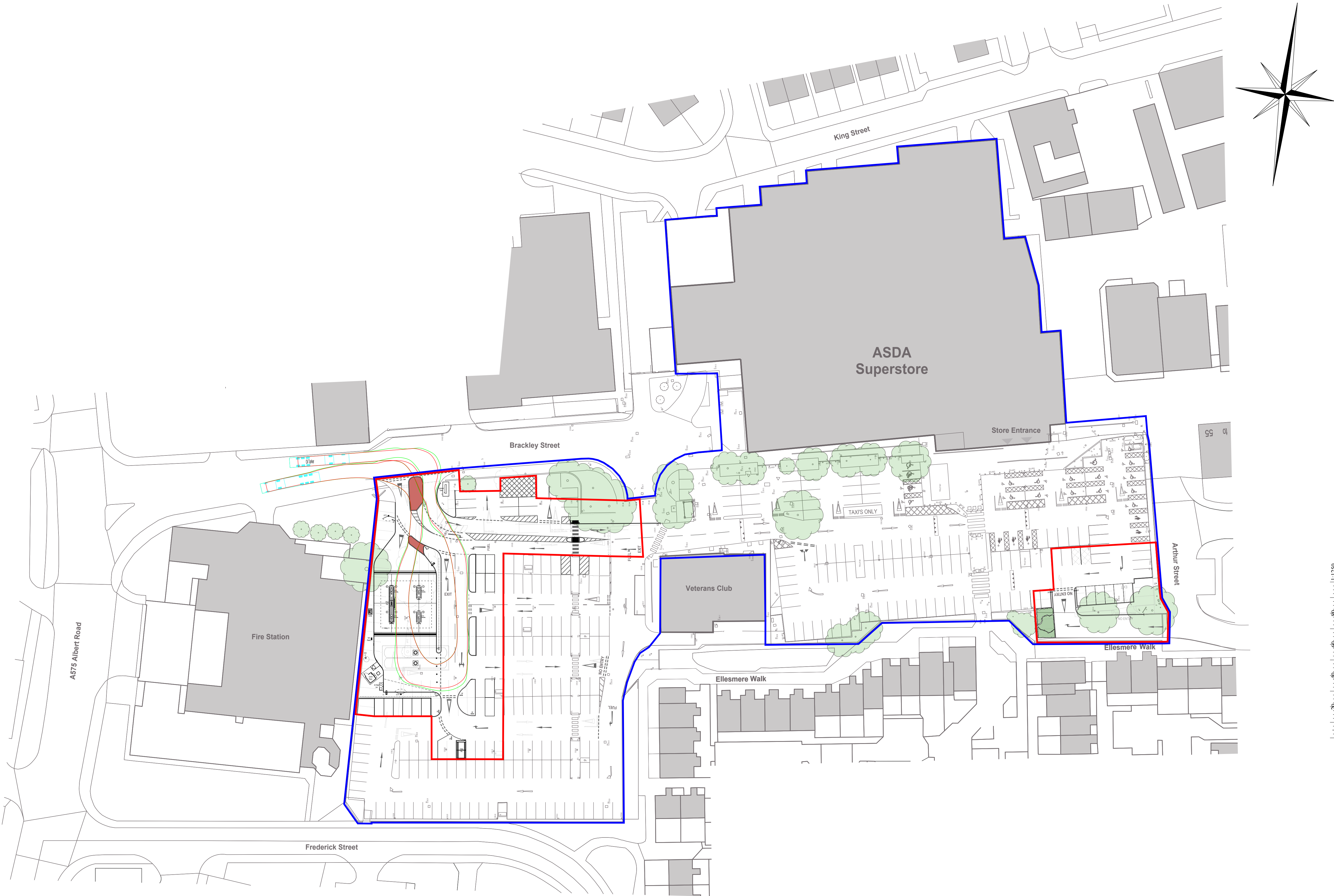
It is noted that the Asda stores current opening hours are as follows: 0800 hrs to 2200 hrs Monday to Saturday and 1000 hrs to 1600 hrs on Sundays. It is considered that the proposed hours of opening are not excessive, especially in the light of the current opening times of the existing store.

**Lack of natural surveillance resulting in an increase in crime/theft**

Officer comment - the proposal would benefit from CCTV coverage which would assist in deterring anti-social behaviour and potential theft of petrol.

**Repetition of the local residents original concerns over the initial proposal**

Officer comment – these comments are considered within the Officers report.



**NOTES**  
Check all dimensions on site  
Do not scale from this drawing  
Report any discrepancies and omissions to HJM Architects  
This Drawing is Copyright ©

P3 Revised in line with Highways Departments comments:  
EXIT and FUEL road markings added;  
2 no. NO ENTRY signs added near to Arthur Street entrance;  
Landscaping added to omitted 3 no. parking bays;  
GIVE WAY markings and NO ENTRY disc signs added adjacent to PFS entrance;  
Centreline and directional arrow road markings added

P2 Revised in line with Planning Officers comments 03/10/14

REVISIONS

**Proposed Block Plan**

scale @ A1	1:500	drawn	AJ
date	24/09/2014	checked	*
		date plotted	

project

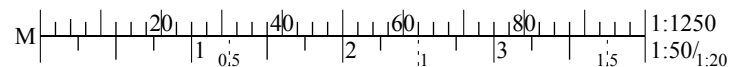
**Proposed four pump automated PFS**

client  
**Farnworth**  
Brackley Street  
Farnworth  
Bolton  
BL4 9DT



Tel: 01433 652220  
2b - 3b Hathersage Business Park  
Heather Lane, Hathersage S32 1DP  
www.cad-ltd.co.uk

**Proposed Block Plan** Scale 1:500



91685/14	
Ward	Location
FARN	29 KILDARE STREET, FARNWORTH, BOLTON, BL4 9NP

#### Amended Conditions

Condition no. 7:

Before the approved/permitted development is first brought into use no less than 5 car parking spaces shall be provided within the curtilage of the site, in accordance with Drawing Ref: PL K649/01. Such spaces shall be made available for the parking of cars at all times the premises are in use.

Condition no. 8:

Prior to the development hereby permitted being first brought into use, the parking space shown on approved drawing number PL K649/01 Rev C within the area edged blue at no. 29 Kildare Street shall be laid out in accordance with the approved details and shall thereafter be retained for the use of the occupants of no. 29 Kildare Street.

#### Additional Conditions

Land Contamination:

Development shall not commence until an investigation and risk assessment has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site. The contents of the scheme shall be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with Model Procedures for the Management of Land Contamination (CLR 11) and a written report of the findings must be produced. The written report shall be subject to the approval in writing of the Local Planning Authority and shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to human health, property or the environment;
- (iii) an appraisal of remedial options and proposal for a preferred option.

Reason

To ensure the development is safe for use.

Surface Water Drainage:

Prior to the commencement of the development hereby approved, details of the measures to be implemented within the landscaping scheme for the management of surface water and rainwater shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the measures are implemented in accordance with the approved details.

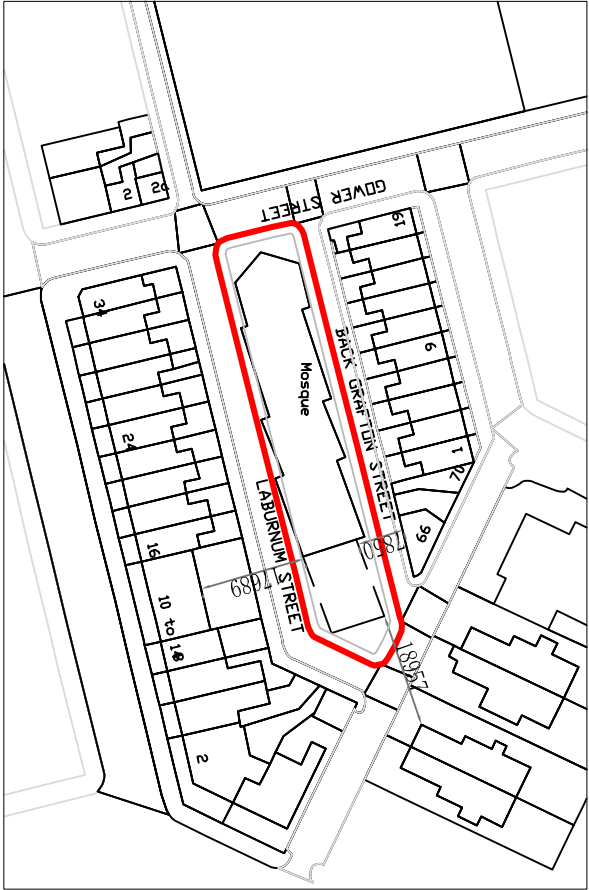
Reason: In order to ensure that rainwater and surface water would be managed sustainably and prevent surface water flooding in the surrounding area.

<b>92363/14</b>	
Ward	Location
HALL	MADINA MOSQUE, 3 GOWER STREET, BOLTON, BL1 4BG

The Applicant has amended the plans to avoid any encroachment on to the highway. This has had the additional impact of increasing the interface with the principal windows of the nearby flats from 6.4 metres to 7.8 metres.

Please see overleaf





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Ordnance Survey 0100031673



Class

Reception

Lift

Kitchen

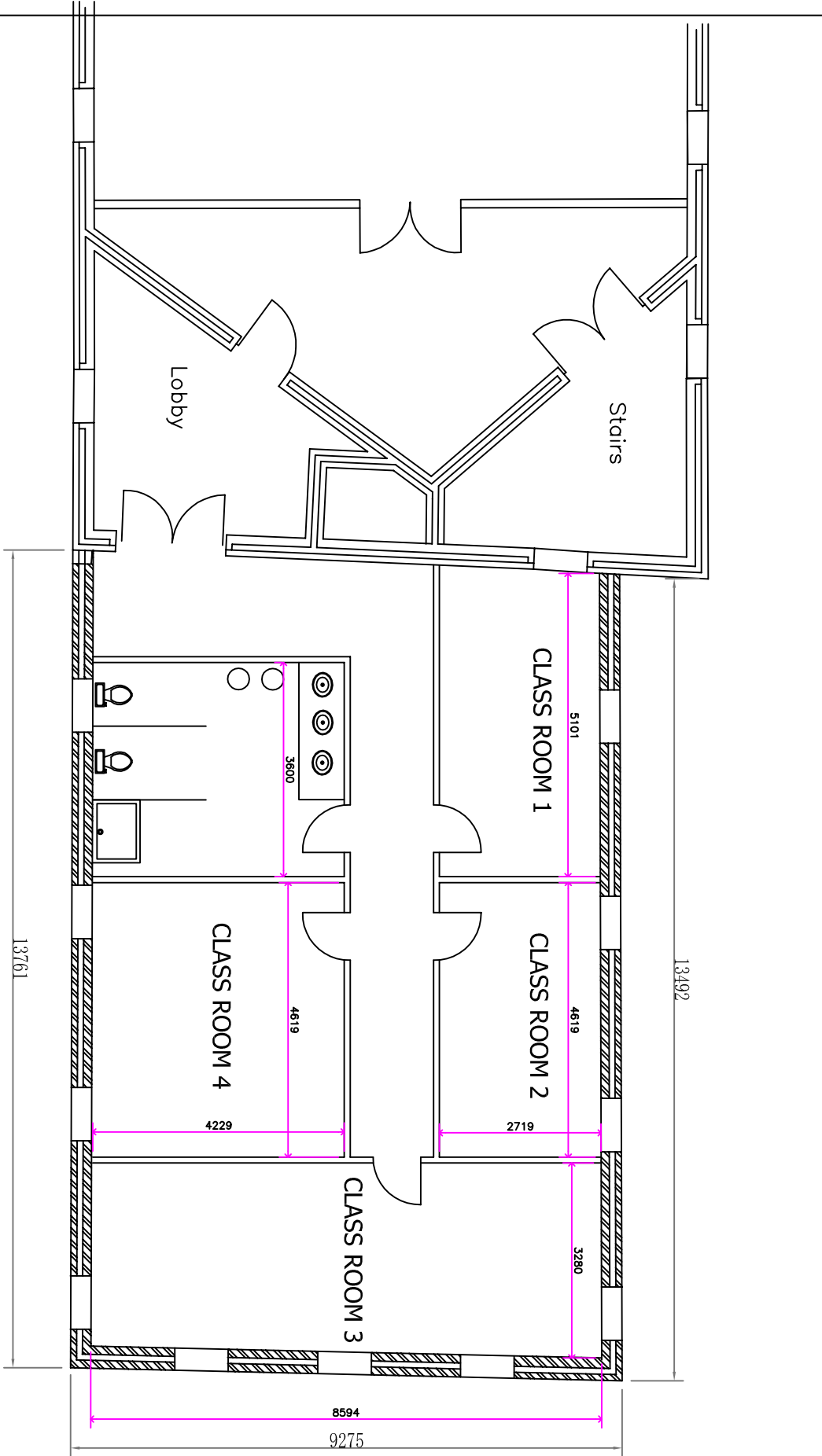
Store

Store

Hall

Store

1:200



PROPOSED FIRST FLOOR PLAN.

<div>RAD</div> <div>The White House, 42-44 Clonliffe New Road, Bolon BL1 4AP</div>		Project	
		PROPOSED EXTENSION AT NEW MADINA MOSQUE, GOWER STREET, BOLTON BL1 4BG	
Tel : 01204 322196 Fax : 01204 214110 Mob: 07790 361104 Email: rad@waverham.co.uk		Client	
		MR K. AHMED	
		Drawn RA	
		Date JULY 2014	
Title		Scale	
EXISTING & PROPOSED FLOOR PLANS		1:100/1:200	
		Drawing Number RAD/1066/14/3/Rev/B	

<b>92401/14</b>	
Ward	Location
HONE	14 MANOR ROAD, HORWICH, BOLTON, BL6 6AR

Amended plans have been received and these are attached.

The following amendments have been made:

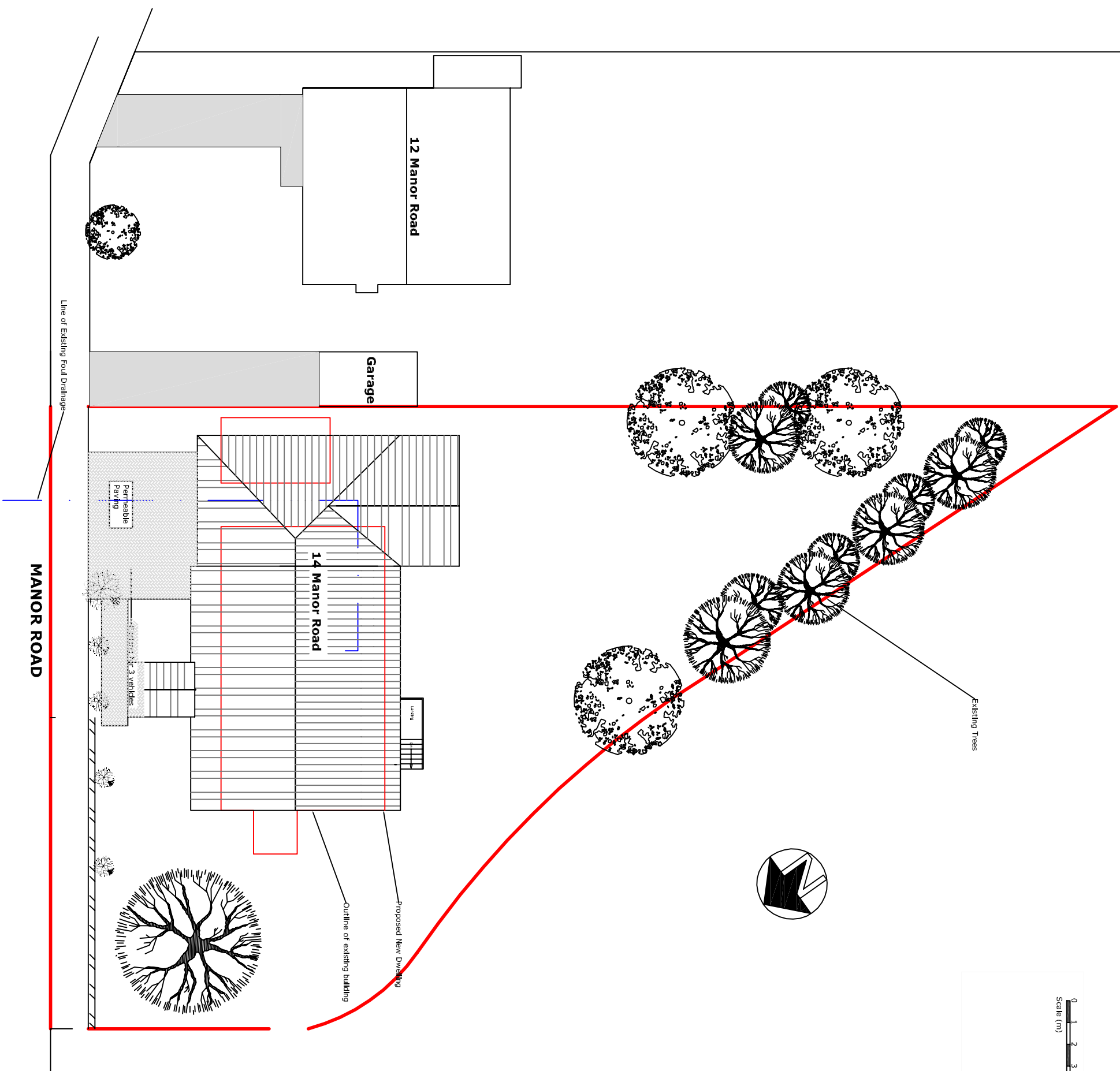
- The height of the garage roof has been reduced by approximately 0.6 metres and the roof has also been hipped away from 12 Manor Road, to reduce both its massing and its impact on number 12.
- The proposed workshop at the rear of the garage has been reduced in length by 1 metre but its width has been increased slightly so that it is now the same width as the garage.
- The dwelling has been re-sited approximately 0.9 metres to the west so that a gap of 1.8 metres is now achieved between the dwelling and 12 Manor Road.
- The dwelling has also been re-sited approximately 1 metre further forward. This brings it 1 metre further away from 14 Factory Hill at the rear and it continues not to impinge upon a 45 degree angle taken from the nearest front main window at 12 Manor Road. A driveway length of 5.1 metres is also maintained.
- The width and depth of the proposed porch has been reduced.

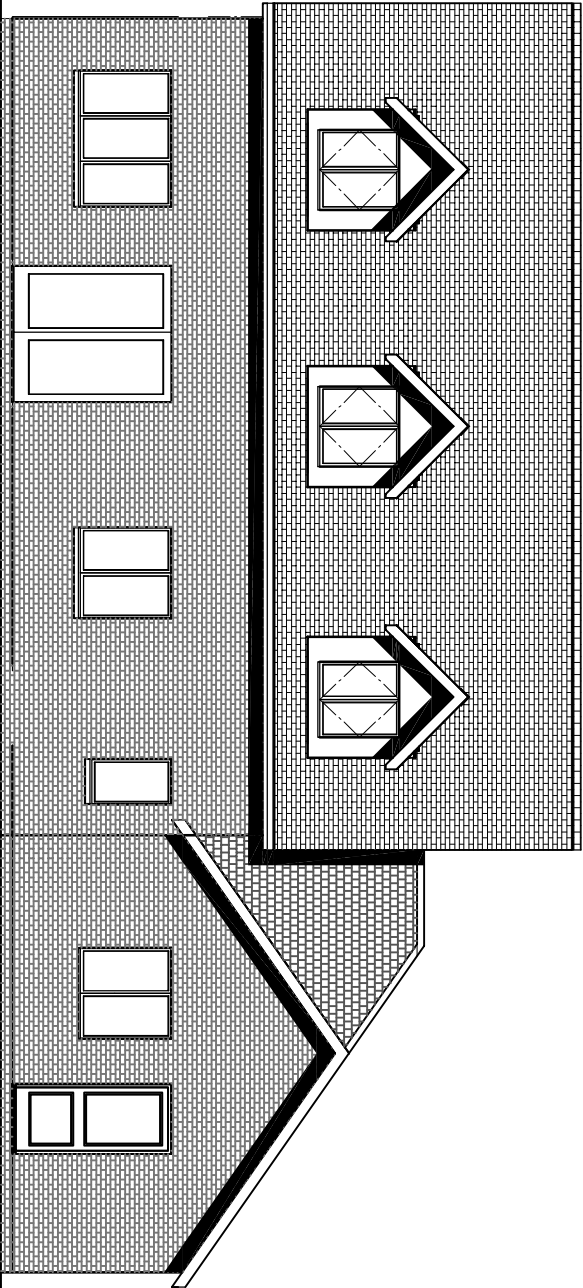
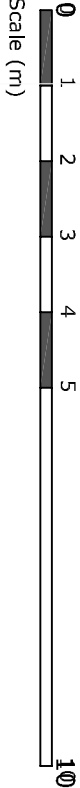
The applicant has stated that the amendments have been discussed with the residents of 12 Manor Road, who are apparently happy with the alterations.

It is considered that the proposed alterations improve the relationship of the proposed dwelling with the neighbouring properties and it is recommended that Members approve the application with the amendments.

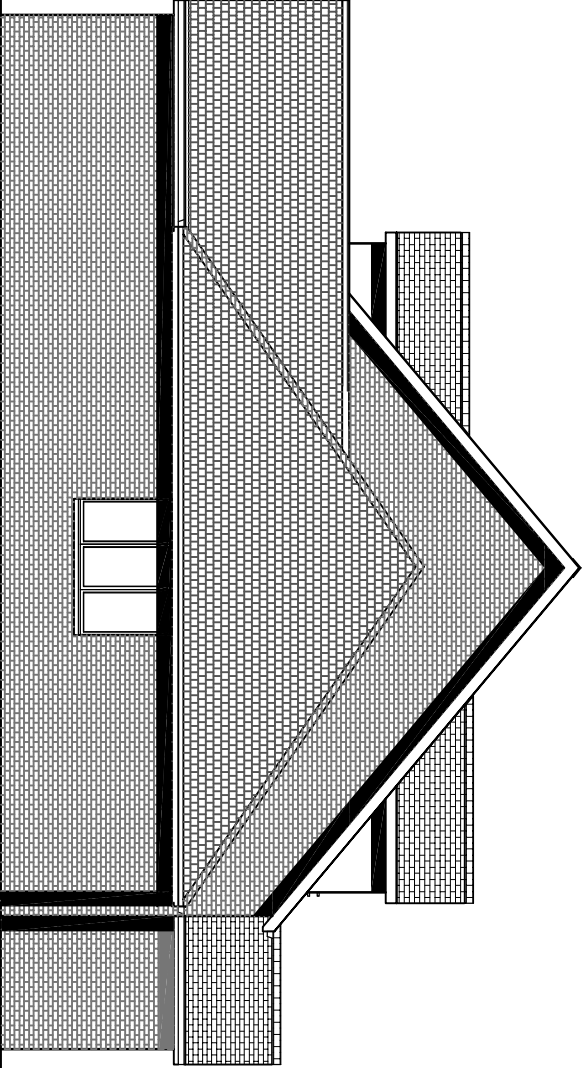
The Officer's report refers to the new dwelling containing five bedrooms at first floor level. There are in fact only four bedrooms.



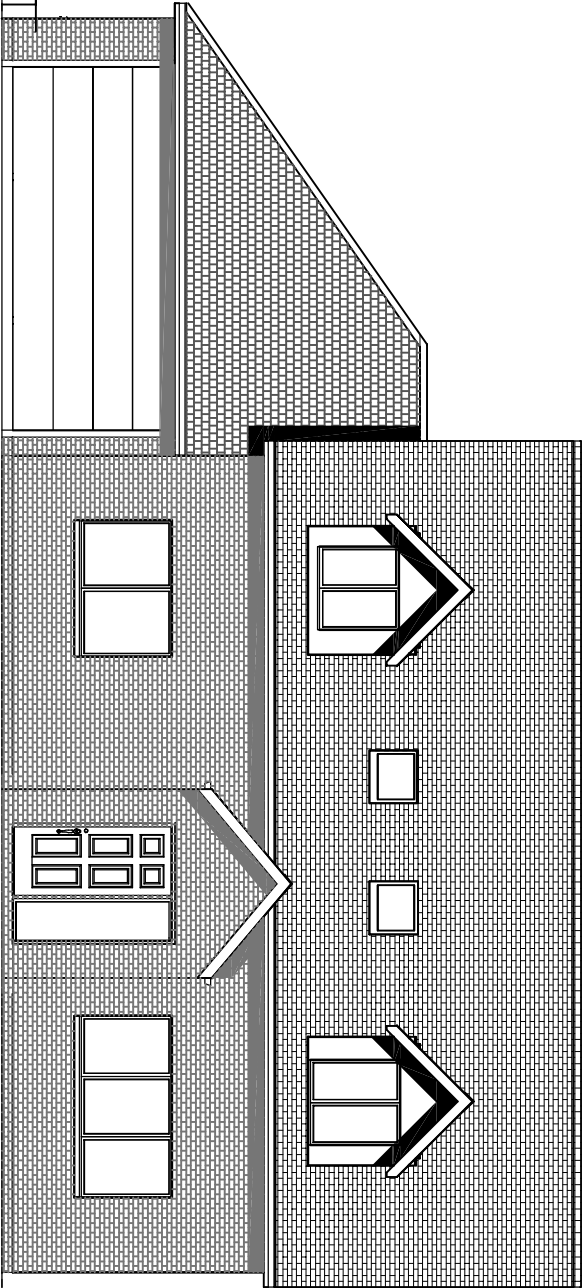




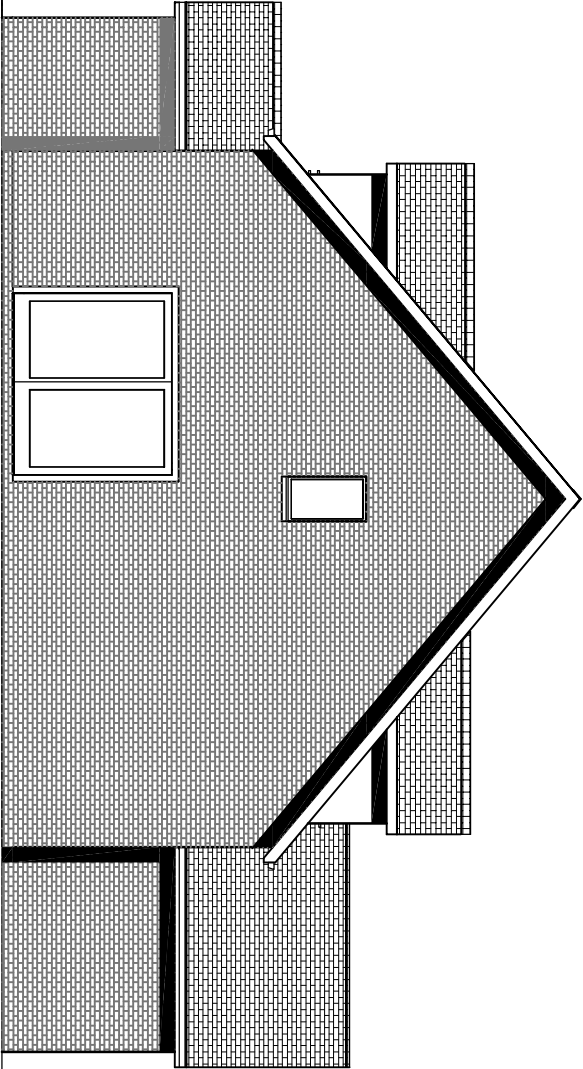
Proposed South West Elevation (Rear)



Proposed South East Elevation (Side)



Proposed North East Elevation (Front)



Proposed North West Elevation (Side)

Drawing:  
Elevations

Project:  
Proposed Replacement Building  
at  
14 Manor Road, Horwich, Bolton

Date  
July 2014

Scale:  
1:100 @A3

Drawing No.  
FP/01a

92432/14	
Ward	Location
HALL	MASJID AL AQSA, GILNOW ROAD, BOLTON BL1 4LL

The Environment Agency confirm that they now have no objection to the proposal.

92578/14	
Ward	Location
GRLE	LAND AT CLAREDON STREET, BOLTON

The Council's Trees and Woodland Officer is not supportive of the scheme due to the loss of 50 semi mature trees which are of high amenity value in an area which is deficient in tree cover. The TWO also comments that the trees provided within the replacement scheme are suitable.

An overview of the impact on trees is detailed within the Officers report (page 137).

The Council's Landscape Architect has made a number of positive recommendations for landscaping. Condition No. 6 allows for these recommendations to be implemented by the applicant.

The applicant has provided a signed Unilateral Undertaking to secure off-site improvements to the senior play area in Heywood Park.

**The Officers recommendation is therefore to grant permission for the proposal rather than to delegate the decision to the Director.**

92585/14	
Ward	Location
GRLE	LAND BOUNDED BY BOLLINGS YARD/JOHNSON STREET/NEWPORT STREET/GREAT MOOR STREET (INCLUDING THE RAILWAY TRAINGLE), BOLTON

An additional objection has been received from an occupant of the School Rooms. The issues are similar to those raised in the main report, with the following additional issues:

- Flat No. 5 will be "consumed" by the development. It is not clear to Officers what is meant by this as the proposed building will be across the road (Bollings Yard) from the School Rooms.

- the Listed status of the School Rooms should be taken into account. Officers note that no works are proposed to the School Rooms, the proposed building is sited behind it and is very much subservient in scale. The proposal will have no additional impact on the setting of the Listed Building than any other relatively minor development within a dense town centre context.

<b>92610/14</b>	
Ward	Location
WNCM	TALL TREES, SLACK LANE, WESTHOUGHTON, BOLTON, BL5 3LB

Councillor Peacock has requested this application be brought before Committee 11 letters of support for the application have been received with a summary of the comments below:-

- Vast improvement of the site with the area being more attractive and spotlessly clean
- Vast improvement to the condition of Slack Lane with the owners regularly carrying out minor repairs
- Marked reduction in fly tipping
- Marked reduction in unsociable behaviour
- The CCTV at the site improves the overall safety at the site
- The occupiers being good neighbours

The applicant would like to clarify some points that were detailed in a recent article in the Bolton News and highlight some further information:-

- The site is identical in size with no possibility of an increase
- The land is not Green Belt
- The site occupancy will remain the same
- The occupiers support local business in Westhoughton
- The occupiers services are all close by such as doctors, dentists and schools
- The occupiers have owned the land for 9 years and have been insitu for over 4 years
- The site does not encroach on and neighbouring properties land or views

<b>92643/14</b>	
Ward	Location
SMIT	LAND AT REAR OF BOOT LANE, BOLTON, BL1 5SS

A letter of objection has been received from the Ramblers Association, raising the following issues:

- Encroachment into the Green Belt.
- The building is too large and has hallmarks of a residential property.
- Walkers using the Public Right of Way Bolton 204 & 206 would no longer feel themselves in the countryside.

Four further letters of objection from local residents have been received:

- No information on whether the application is for stabling the owners horses or additional horses (livery) which would result in increased traffic on Boot Lane.
- Impact on unadopted road from increased traffic.
- Design and size of stables – impact on the Green Belt.

Concerns have also been raised that the letter of support received is from an acquaintance of the applicant.

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

A further two letters of objection have been received from local residents, bringing the number of objections against the proposal to nine. These letters do not raise any new issues to those reported in the officer's report.

It has been raised that the submitted plant noise assessment refers to the plant being to the west of the proposed food store rather than to the east. This is a "typo". The report has attached a site plan showing the correct location of the plant compound and refers to the correct distance between the plant and the nearest residential property.

The size of units 2 and 3 is 70 sq. metres each, not 104.04 sq. metres each as stated within the officer's report. Units 2 and 3 were originally proposed to be 104.04 sq. metres each within application 90991/13; these have now been reduced to 70 sq. metres each. The building now proposed to accommodate units 2 and 3 is 4.95 metres less in depth than the previously proposed building.

The applicant would like to bring to Members' attention that due to the reduction in the size of the building containing units 2 and 3, the parking ratio for the site has actually improved since the proposal was accessed by the Planning Inspector and is a material improvement in parking levels for the development and adds weight in favour of the scheme.

The applicant has also provided the following reasons as to why they consider it would be impractical to have one of the buildings sited at the rear of the site and one of the buildings sited at the front (i.e. on the footprint of the former public house building):

- Practical and safe arrangements for parking and servicing could not be readily achieved. Deliveries to the store could clash with car park vehicular movements. Delivery vehicles parked adjacent to the end of the food store would restrict access to a large percentage of car parking sited at the rear, resulting in hazard for both pedestrians and vehicles using the car park.
- Disabled parking bays would be sited much further from the entrance to the store resulting in reduced accessibility for such users.
- Parking situated to the rear of the food store would not be visible. That may result in users opting to park on the highway to nip in to the store, notwithstanding traffic regulations orders and the availability of on-site spaces to the rear.
- Natural surveillance of users that has been designed into the scheme would be lost by placing parking at the rear of the food store, away from activity on the street and food store windows. Enhanced lighting may be required to the rear car parking areas to make the area secure for late night and lone shoppers.

Councillor Critchley has raised concern with regard to the proposed Sunday opening hours of the food store given that information off the Government website states

that trading hours for stores over 280 sq metres is limited to between 10am and 6pm on Sundays. This would be a matter for licensing, and it should be noted that the store is proposed at 280 sq metres, not over 280 sq metres.