

PLANNING COMMITTEE Schedule of Supplementary Information

8th February 2017

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

02369/17	
Ward	Location
BRCR	BIRTENSHAW METHODIST CHURCH, DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9JG

Councillor Critchley has expressed an interest on behalf of local residents for the imposition of a Traffic Regulation Order (TRO) in the form of double yellow lines on both sides of Wesley Street. The Council Highways Authority has commented on this and stated that a condition could be included to secure funding from the applicant for a TRO on the surrounding highways. However it is considered that to include such a condition would be considered unreasonable, and unnecessary, thus failing to meet the six tests for planning conditions (NPPF paragraph 206) and as such would be open to legal challenge. Paragraph 206 of the National Planning Policy Framework states "Planning conditions should only be imposed where they are:

1. necessary;
2. relevant to planning and;
3. to the development to be permitted;
4. enforceable;
5. precise and;
6. reasonable in all other respects."

The applicant is providing parking in accordance with the Councils adopted parking standards and the Council's Highway Authority has raised no objection in relation to this proposal. Therefore a condition requesting funding for a TRO is not included in the list of recommended conditions and should not be imposed for the reasons stated above.

It was brought to Officers attention in a letter from MP David Crausby and the War Memorials Trust, that Birtenshaw Methodist Church contains two WW1 memorials (in the form of a tile panel and stained glass window). The applicant has been notified of this and that there is a need to remove these and relocated them prior to any works including demolition taking place. It is considered appropriate to include a condition on any permission granted to ensure that the memorials are properly removed and relocated. The condition would read as follows:

No development (including demolition) shall take place unless and until the war memorials within Birtenshaw Methodist Church (Window WW1 (died) and Tile panel WW1 (served)) have been removed and relocated to a location to be agreed in writing by the Local Planning Authority. Prior to the relocation of the memorials the following shall be undertaken and approved in writing by the Local Planning Authority:

- 1. A report detailing the history of the two war memorials. This should refer to local sources (such as parish records and local archives) to*

establish the history of the memorials. Research should be undertaken to establish whether the memorials were put in their current location for a specific reason, that there are no other items at the site, that there are no legal requirements/legacies attached to the site of the memorials, and that the proposed new location does not compromise the original intentions of the community of the memorials' original design.

- 2. A record of the two war memorials. This should include photographs of the memorials in their current location, paying particular attention to the inscriptions. The report and record detailed in bullet points 1 and 2 shall be archived by Bolton Council (Bolton War Memorials Project).*
- 3. Establishing the ownership of the two war memorials. Local sources should be referred to establish if there is a formal transfer of ownership to a community body (such as a parish council or a local trust). Permission may need to be obtained from the relevant religious authority to relocate the memorials. Evidence of the owner's permission to relocate the war memorials needs to be submitted to the Local Planning Authority.*
- 4. Consultation with the local community (including with the three local ward councillors) with regard to finding a suitable alternative location for the relocation of the two war memorials. The results of this consultation shall be reported (in writing) to the Local Planning Authority.*
- 5. A detailed schedule of works for dismantling, moving, temporarily storing and re-erecting the two war memorials, including details of the experienced contractor to be employed to undertake the relocation works.*
- 6. A management plan for the future maintenance of the two war memorials in their new location.*

Reason

To safeguard, record and preserve the two war memorials within Birtenshaw Methodist Church (which is to be demolished as part of the proposal) and to comply with policy CG3.4 of Bolton's Core Strategy.

02550/17

Ward	Location
CROM	ASHTON HOUSE, WATERLOO STREET, BOLTON, BL1 8HT

The Applicant has provided a plan showing the signalised pedestrian crossings in the vicinity of the site that parents with their children could use to safely access the site on foot from the residential areas closest to the site and from nearby bus stops.

An amended site layout plan is also provided, showing that the one way system in operation within the site actually runs from Croasdale Street to Waterloo Street, rather than from Waterloo Street to Croasdale Street as originally shown. The Council's Highway Engineers advise that the direction of the internal one way flow has no implications for highway safety.



NOTES:

- This drawing is based upon aerial photography and not a measured survey and therefore should not be relied upon for accuracy.
- This layout is intended to illustrate how the building could be adapted for temporary use by a primary school. Further works maybe required beyond those stated.
- This layout has been created without the advice from any other design team members (for example M&E engineer) which would be required if this scheme is to be developed further and may affect layouts.

PROPOSED WORKS NOTES:

- 01 1200mm high fence to provide protection from road from fire escape exit
- 02 1200mm high timber fence to form external reception class teaching area. Multi coloured timber panels to be used.
- 03 1200mm high metal mesh fence to enclose plant equipment. De-mountable panel to be included to provide service access.
- 04 1800mm high metal mesh perimeter fence to secure play ground
- 05 1800mm high gates within proposed fence

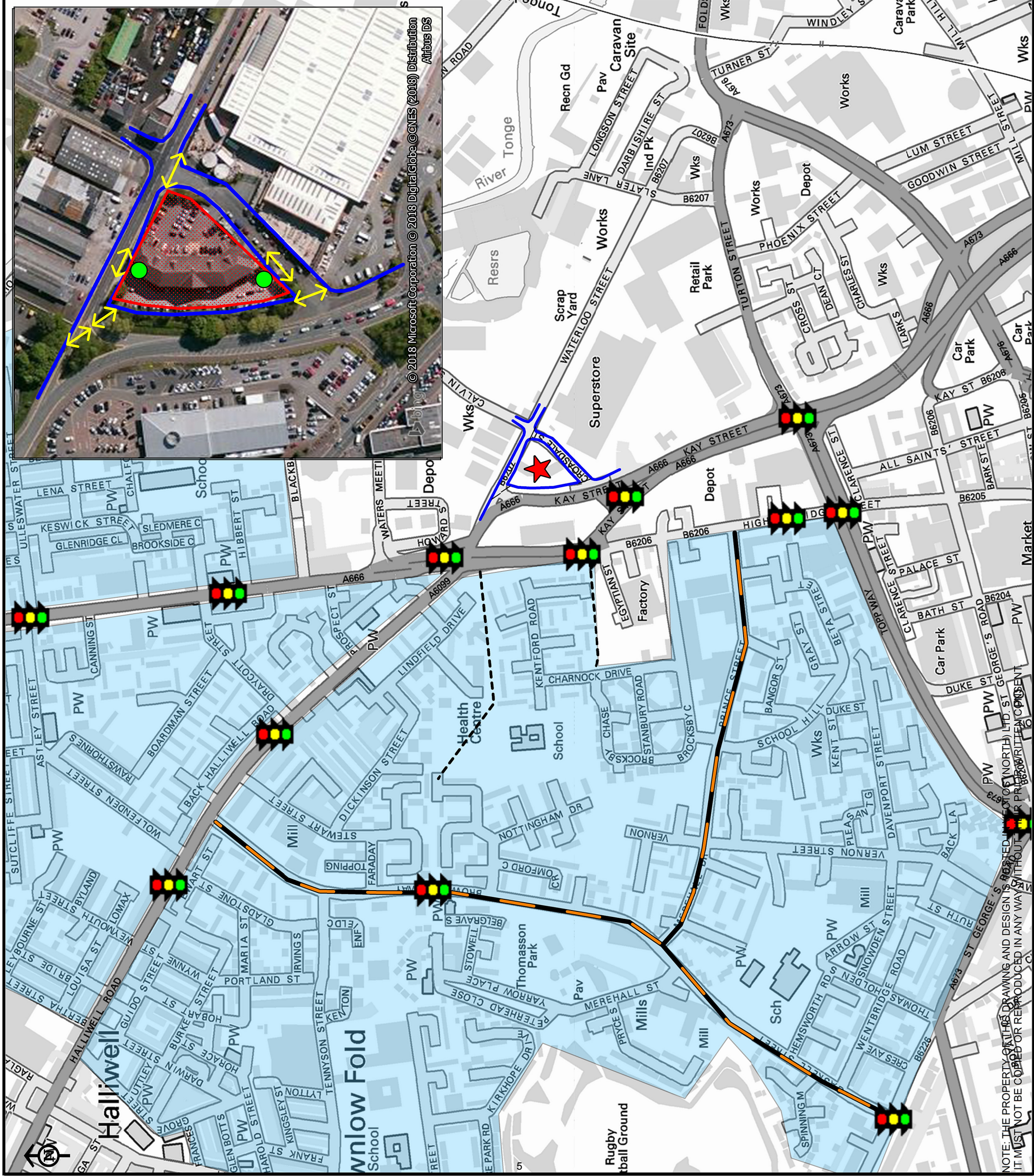
OLIVE PRIMARY (BOLTON): Proposed Site Layout

REV	DESCRIPTION	DATE	DRN BY	CKD BY
E	Construction Issue. Site access amended	06.02.18	SKK	
D	Construction Issue. Access panel added to plant compound	12.07.16	RDB	
C	Fence Types Amended	01.06.16	RDB	
B	Fence Heights Amended	24.05.16	RDB	
A	Single enlarged reception play created	23.05.16	RDB	



PROJECT	Olive Primary School Bolton - Ashton House
TITLE	Proposed Site Layout
CLIENT	EFA

JOB No.	5746	DRAWING No.	5746 L(0) 001	REVISION	E
SCALE	1:500@A3 / 1:250@A1	DRAWN BY	RDB	CHECKED BY	J
STATUS	Construction	DATE	04.03.2016		



Legend:-

- Site Location
- Site Boundary
- Footways Surrounding Site
- Key Catchment Areas
- Signalised Pedestrian Crossing
- Dropped Kerb Crossing
- Site Access Points
- Footpath
- Traffic Calmed Road

This is not a construction drawing and is intended for illustrative purposes only.
Contains Ordnance Survey data © Crown copyright and database right 2016.

CLIENT:

Education & Skills Funding

Agency

PROJECT TITLE:

Ashton House, Bolton

DRAWING TITLE:

Existing Pedestrian Routes
& Crossing Points Plan

SCALE:

N.T.S

DRAWN:

HF

CHECKED:

PT

DATE:

Jan 18



Oxford Place, 61 Oxford Street, Manchester M1 6EQ
t:0161 228 1008 e:manchester@vectos.co.uk

DRAWING NO:

VN70761-G104

REVISION:

A

NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS RESERVED BY VECTOS (NORTH) LTD. ST. GEORGE'S ROAD, B6204, BIRMINGHAM, B62 0JH. IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF VECTOS (NORTH) LTD.

02335/17

Ward	Location
CROM	LAND AT TEMPLE ROAD, BOLTON

An additional site layout has been provided, showing in more detail the relationships between the proposed dwellings and the existing Bovis Homes dwellings fronting Temple Road. Please note that the layout has not changed; this plan simply shows the relationships more clearly than the originally submitted plan.


The Applicant, Eccleston Homes, has submitted a Delivery Statement which refers to their track record in delivering residential development at a number of sites across the North West, including Edges Farm in Westhoughton. Should consent be granted, Eccleston Homes are aiming to start on site in late March / early April of this year. The site would take approximately 18 months to construct and therefore the completion date is likely to be in September 2019.

Planning Officers therefore welcome the positive contribution that these 27 homes would make to Bolton's housing supply.

- DO NOT SCALE FROM THIS DRAWING.
- ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE EXECUTION OF ANY WORK.
- ANY DISCREPANCY TO BE FOUND TO EXIST BETWEEN DRAWINGS AND/OR DOCUMENTS IT SHOULD BE REPORTED TO THE TECHNICAL DEPARTMENT IMMEDIATELY.

DEVELOPABLE AREA:	2.39 Acres
SITE DENSITY:	11.30 Units/Acre
TOTAL FOOTAGE:	35630 Sqft
SITE FOOTAGE:	14908 Sqft/Acre



		<p>PROJECT</p> <p>TEMPLE ROAD, BOLTON</p>		<p>DRAWING TITLE</p> <p>PLANNING LAYOUT WITH PRIVACY DISTANCES</p>	
JOB NUMBER	-	REV	-		
DRAWING NUMBER	102-1				
DRAWN	JSM	20.09.17	SCALE		
CHECKED	-	-	1:500		

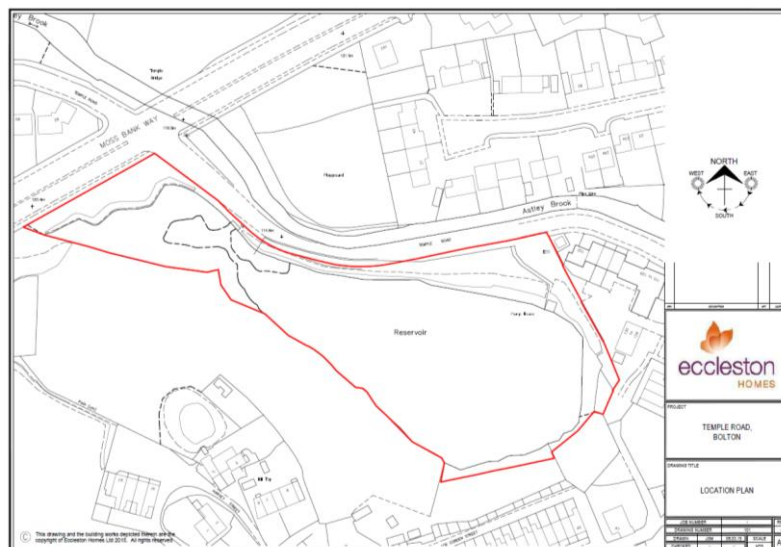
Temple Road - Delivery Statement

Our ref 41829/02/SPM/IZ
Your ref 02335/17
Date February 2018

1.0 Background

- 1.1 This note seeks to set out the background and anticipated timescales around the delivery of the Temple Road site for house. A site location plan that identifies the site is include at figure one.

Figure 1 Temple Road Location Plan



- 1.2 The extant planning permission for 26 houses (ref. 97418/16) was granted on the site in October 2017. The applicant was JPS Real Estate [JPS]. JPS were the previous the previous landowner and did not intend on building out the approved development. Following the grant of planning permission, JPS were able to put the site to the market with the intention of selling the site to a developer. The site was sold to the current owners and applicant of the current application; Eccleston Homes [Eccleston] in November 2017. The purpose of the current application is to secure planning permission for Eccleston's specific house types.

2.0 Track Record

- 2.1 Eccleston is a local developer with a track record of creating a high quality family house across the North West. They have recently delivered housing schemes in Burnage, Westhoughton, Cheadle, Hulme, Rainford, Chorley and Ramsbottom. Images of Eccleston houstypes are displayed below. Officers and members will be familiar with the scheme at Edges Farm in Westhoughton.
- 2.2 More details can be found on their website - <http://www.ecclestonhomes.co.uk/> .

Figure 2 Whittington & Ribchester House Type



3.0 Timescales

- 3.1 The application is being considered by members at planning committee on 8th February 2018. If the application is resolved to be approved as per the Officer recommendation, the applicant will enter into a S.106 agreement with Bolton Council. Once the legal agreement is agreed the planning permission will be issued.
- 3.2 The information that is required to be submitted and agreed by the Local Planning Authority prior to the commencement of development will be prepared by Eccleston whilst the legal agreement is being finalised. As soon as the permission is issued, Eccleston will submit this information to discharge the pre-commencement conditions that are attached to the planning permission. Works will start on site as soon as possible thereafter.
- 3.3 Eccleston are aiming to start on site in late March / early April 2018. The site will take 18 months to construct. The completion date is likely to be in September 2019.

4.0 Summary

- 4.1 Overall, Eccleston has a strong track record of delivering family homes across the North West. They are committed to the local area and want to deliver homes for local people. They are keen to get on site as soon as possible (i.e. March / April 2018). All of the proposed dwellings are scheduled for completion by September 2019.
- 4.2 If you have any further questions please email templeroad@lichfields.uk

92214/14	
Ward	Location
HOBL	LAND AT FORMER HORWICH LOCO WORKS, HORWICH, BOLTON

New letter from How Planning on behalf of Alpha Investments

How Planning have submitted a letter on behalf of Alpha Investments (North West) Ltd ("Alpha"). They confirm that Alpha has been working with the Council and other key stakeholders in developing the phasing plan for the site and discharging relevant pre-commencement planning conditions. Over the last few months Alpha, the Council and the other main landowners have been working together to devise the mechanisms needed to enable each owner to deliver development on their respective land, whilst securing the delivery of the site within a comprehensive framework.

How Planning explain that it was a number of years ago now when Alpha commented on this application, and matters have moved on substantially since then. The collaborative and positive process all key landowners are now involved in to bring the entire site forward is in keeping with the key policies of the SPD. As a consequence, they are no longer concerned that the applicant would come forward independently of the remainder of the redevelopment of the site.

How Planning believe that it is a highly material consideration that a phasing plan and open space strategy have been agreed by the Council, which makes clear the anticipated phasing of the development and the key infrastructure associated with this including off-site highways improvements. There are ongoing discussions with the Council regarding ensuring that all landowners will contribute equitably towards the off-site highways requirements and other elements of the Section 106.

On the basis that the applicant will similarly enter into a legal agreement, which shall secure the necessary contributions towards both on and off-site infrastructure, Alpha is pleased to lend its support to the application.

Alpha believes that the application proposal (sited at the main entrance) will provide a positive synergy with the recently consent Bellway development, and together these will provide a visual stimulus of regeneration and give rise to a catalytic effect in encouraging further investment and development across the Loco Works site.

Alpha welcomes the general approach taken by the applicant towards the layout of uses and overall design.

Additional comment from the applicant

The applicant has confirmed that they have no issue with the proposed access road (off the Rivington House access) being closed off once the new spine road is in place.

02361/17

Ward	Location
LLDL	FORMER TESCO METRO, 63 MARKET STREET, LITTLE LEVER, BOLTON, BL3 1HH

1. Amended plans were received on 30th January – therefore the approved plans condition 17 recommended by Officers has been amended as follows
The development hereby permitted shall be carried out in complete accordance with the following approved plans:

'Location Plan 163203-AF-00-00-DR-A-00102 Rev P1' (Received 21st November 2017);

'Site Plan Proposed 163203-AF-00-00-DR-A-90102 Rev P8' (Received 30th January 2018);

'Proposed GA Plan 163203-AF-00-00-DR-A-20101 Rev P2' (Received 4th December 2017);

'Landscape Masterplan LP2115-FIRA-MP-P-0001 Rev P03' (Received 30th January 2018);

'Proposed Sections 163203-AF-00-00-DR-A-20301 Rev P7' (Received 31st January 2018);

'Proposed Roof Plan 163203-AFL-00-00-DR-A-20102 Rev P7' (Received 31st January 2018);

'Proposed External Electrical Services Layout PA1206-EXT-101 Rev P7' (Received 30th January 2018) - CCTV AND LAMP POST LAYOUT ONLY;

'Proposed External Elevations 63203-AF-00-00-DR-A-21301 Rev P8' (Received 31st January 2018);

'Plant Room Fence Elevations 163203-AFL- 00-00-DR-A-90104 Rev P1' (Received 24th January 2018); and

'Proposed Elevation Visual 1 163203-AFL-00-00-IM-A-21002 Rev P2 (Received 30th January 2018).

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Proposed Shutter Detail



3. Detail on aluminium capping

Following concerns raised in an objection letter over its longevity, the agent has come back with the following response:

"The aluminium capping is a standard detail that has been used to weather tight the proposed scheme. Aluminium makes a good alternative to more traditional wall-capping media, such as lead sheet and coping stones. For example, concrete and stone copings are prone to water ingress at the cement line, which can result in their coming loose over time. Silicone-sealed, polyester powder coated aluminium eliminates such problems and, being lightweight and easy to install, makes a cost-effective and modern solution."

4. Additional objection received by LPA on 29th January 2018

Local resident has objected based on concerns about the existing parking issues within the area and that the patrons whom currently use local shops and amenities do not use the parking at the rear of the application site. The resident is a blue badge holder and sometimes has to park on streets away from their dwelling. The objector is concerned that the situation will get worse and wishes that something be done to address this.

Officers comments: No objections have been raised by the Local Highways Authority over the proposals and their impact on the local highway network. The concerns appear to be existing and not connected to the application site (except for the use of the Betfred site). The concerns raised appear more behavioural in nature, given the objector concedes there is already parking at the rear of the application site and some patrons have been alleged to not use it. Therefore it is not reasonable for the applicant to provide any additional parking on this basis.

02084/17

Ward	Location
SMIT	SMITHILLS HALL, SMITHILLS DEAN ROAD, BOLTON, BL1 7NP



NORTH WEST OFFICE

Ms Kara Hamer
Planning Control, Department of Place
Development Management
Bolton Council
Town Hall
Bolton
BL1 1RU

Direct Dial: 01612421417

Our ref: L00783790

30 January 2018

Dear Ms Hamer

Arrangements for Handling Heritage Applications Direction 2015

SMITHILLS HALL, SMITHILLS DEAN ROAD, BOLTON, BL1 7NP

Application No. 02084/17

Thank you for your letter of 23 January 2018 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Smithills Hall is a Grade I listed building of outstanding national interest, particularly for its architectural quality, association with historic persons and illustration of both ways of living and building from the 14th century onward. The current proposal seeks permission to undertake alterations to a vacant 1st floor room of the Victorian phase of alteration/expansion to bring it into office use, including; general repairs, re-decoration and provision of services.

The proposal to bring this vacant area of the building back into use (expanding the existing office space of the Woodland Trust) and generating income for the ongoing maintenance of the listed building is welcomed in principle. The proposed works would have a relatively modest impact on the overall significance of the building, and Historic England has no objection to the proposal in principle. We would encourage the original finishes and historic aesthetic to be reinforced as much as possible and advise that detail is agreed with the expertise of your Conservation Officer.

Recommendation

Historic England has no objection to the application on heritage grounds. In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416
HistoricEngland.org.uk





Historic England

NORTH WEST OFFICE

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Christina Sinclair

Assistant Inspector of Historic Buildings and Areas

E-mail: christina.sinclair@HistoricEngland.org.uk



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.