

Planning Applications Report

**Planning Committee
23rd June 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

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

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

Date of Meeting: 23 June 2022

Application Reference: 11705/21

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

Full Planning Permission
2 August 2021
31 October 2021
Helen Williams

Location

**LAND AT JUNCTION OF OLD KILN LANE & OLD HALL
LANE BOLTON**

Proposal

THE ERECTION OF A SILAGE CLAMP

Ward

Heaton And Lostock

Applicant: Mr A Grimshaw

Agent: Mr R Mackenzie

OFFICERS REPORT

Recommendation: Approve subject to conditions

Executive Summary

- This application is before Members at the request of Cllr. Allen.
- The application is a resubmission of application 09924/20 which was refused under delegated powers in February 2021 as it was considered that the scale and siting of the building would be to the detriment of the character and appearance of the area.
- The applicant has now justified the need for such a large building and has submitted a Landscape and Visual Impact Assessment and a comprehensive proposed landscaping scheme to address the previous reason for refusal.
- Whilst the proposed building would be highly visible from neighbouring public vantage points in the short term (owing to its size and siting and lack of existing vegetation), officers consider that the proposed comprehensive mitigation planting offered by the applicant would reduce the development's impact within the landscape within the medium to long term.
- Officers therefore consider that the proposed development would not be detrimental of the character and appearance of the area and that the previous reason for refusing the development has now been sufficiently addressed by the applicant.
- Members are recommended to approve the application, subject to the suggested conditions.

Proposal

1. This application is a resubmission of planning application 09924/20 which was refused under delegated powers in February 2021 for the following reason:

The proposed development, by reason of its scale, massing and siting, would be detrimental to the character and appearance of the area, contrary to Policies CG3 and OA4 of Bolton's Core Strategy.

2. Permission is again sought for the erection of portal framed building (silage clamp with a roof over) on the already approved silage area, to the northern side of the agricultural building. The agricultural building on the site was approved under application 97073/16 as was an open silage area where the new building is now proposed.
3. The proposed new building would measure 91 metres long by 27.9 metres wide, with an eaves height of 7.9 metres and a ridge height of 10.33 metres. The building would be constructed of a galvanised steel portal frame, clad to all elevations in Juniper Green cladding. The building would be used to store the forage required **to feed the applicant's** dairy cows, on a daily basis, and would be used to produce silage.
4. The applicant has stated that the size of the previously approved uncovered silage area is not large enough to allow for sufficient storage of forage to accommodate the capacity of the approved agricultural building (which is 250-300 cows). As the proposed building is almost double the size of the approved silage area, the proposed building will extend further to the north, east and west than the previously approved development.
5. The applicant has asserted that a covered structure would improve the quality of silage produced on the site and would reduce the volume of dirty water runoff and limit contamination to underground waters. They state that the proposed height of the structure is governed by the type of equipment required within the clamp.
6. The applicant has stated that the current silage clamps for the farm are located at Smithills Open Farm, therefore silage currently has to be transported to the application site, which the applicant considers is a health and safety risk whilst there are visitors at the Open Farm.
7. This submission differs from previous refusal 09924/20 in that justification for the scale of the building has now been submitted, along with a Landscape and Visual Impact Assessment and a comprehensive proposed landscaping scheme for the wider site.

Site Characteristics

8. The application site measures approximately 0.25 hectares and comprises land to the north of the agricultural building approved under application 97073/16. The site consists of part of the area previously approved as an uncovered silage storage area and part of the open field/hillside to the north.
9. The agricultural building (60.96 metres by 39.01 metres and approximately 8.5 metres in height) approved under application 97073/16 has been constructed. The access track from Old Kiln Lane has been constructed and the yard areas around the building are under construction. The applicant has started to build the silage building they are currently applying for.
10. The application site is within Green Belt and is immediately surrounded by an open fields.
11. Old Kiln Lane runs to the east and Old Hall Lane to the south.
12. The nearest residential properties to the application site are approximately 250 metres at Old Hall Mews and Old Hall Farm to the south/south west. Rants Farm and Kiln House are to the north of the site and the residential development at Hodgkinsons Farm is to the east off Boot Lane. The residential development of The Highgrove is located to the south east.
13. The landscape character type of the area is Rural Fringe.

Policy

14. The Development Plan

Core Strategy Policies: P5 Transport and Accessibility; S1.2 Road Safety; CG1.1 Rural Biodiversity; CG1.5 Reduce the Risk of Flooding; CG2.2c Surface Water Run-Off; CG3 The Built Environment; CG4 Compatible Uses; OA4 West Bolton.

Allocations Plan Policies: CG7AP Green Belt

15. Other material considerations

National Planning Policy Framework (NPPF).

SPD General Design Principles

Landscape Character Appraisal of Bolton (2001)

Analysis

16. 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.

17. The main impacts of the proposal are:-

- impact on the purposes and openness of the Green Belt
- impact on the character and appearance of the area
- impact on flooding and drainage
- impact on residential amenity
- impact on biodiversity
- impact on highway safety

Impact on the Purposes and Openness of the Green Belt

18. Policy CG7AP of Bolton's Allocations Plan states that the Council will not permit inappropriate development in the Green Belt. Inappropriate development includes any development which does not maintain the openness of land or which conflicts with the purposes of including land within the Green Belt, and the erection of new buildings except for a number of listed exceptions. This includes 1. Agriculture and forestry. Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are [amongst other things] a) buildings for agricultural and forestry.

19. The proposed building is for agricultural purposes (a covered structure over the already approved silage storage area, to the side of an approved agricultural building, on agricultural land), therefore the building is not, by definition, inappropriate development in the Green Belt.

20. As the development is, by definition, not inappropriate development in the Green Belt, the impact of it on the openness of the Green Belt is not to be considered (R (Lee Valley Regional Park Authority) v Epping Forest DC[2016] EWCA Civ 4040).

21. It is therefore considered that there is no conflict with Policy CG7AP of the Core Strategy or Section 13 of the NPPF (Protecting Green Belt land).

Impact on the Character and Appearance of the Area

22. 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, architecture, street enclosure, local materials and landscape treatment. Policy CG3.7 states that the Council will maintain and respect the landscape character of the surrounding countryside and its distinctiveness, and any soft landscaping and landscape enhancement scheme should enhance biodiversity and be compatible with the nearby landscape character types identified by the Landscape Character Assessment.
23. Policy OA4.6 states that the Council will ensure that development respects the large amounts of open space and lower density development in West Bolton. Reflective of the advice contained within Policy CG3 the policy continues that development should take special care to incorporate high quality soft landscaping using native plant species, particularly those identified in the Landscape Character Appraisal.
24. The application site is located within the Rural Fringe Landscape Character Type of the Landscape Character Appraisal of Bolton (2001).
25. The scale of the building is substantial, with a footprint of 2,538.9 sq. metres (at 91 metres by 27.9 metres), which is larger than the existing (under construction) agricultural building (which is 2,378 sq. metres in footprint). The proposed building would also extend further to the north, west and east than the existing (under construction) agricultural building. Previously officers considered that the proposed scale, massing and siting of the proposed building would make it prominent within its setting and that the building would be highly noticeable from surrounding public areas. This was the reason officers refused the initial proposal within application 09924/20.
26. To address this previous reason for refusal the applicant has submitted justification for the scale of the proposed building, along with a Landscape and Visual Impact Assessment and a comprehensive proposed landscaping scheme for the wider site to **address the concerns about the proposal's impact** on the character and appearance of the area.

Need for a silage building on site and justification for its proposed size

27. The applicant has stated that the size of the previously approved uncovered silage area on the application site is not large enough to allow for sufficient storage to accommodate the capacity of the approved agricultural building (which is 250-300 cows). The applicant has provided the following justification for their proposal:
28. There are currently three silage clamps at Smithills Open Farm (within the public car park), however these are currently at a capacity for the 125 cows at the Open Farm. If the new silage clamps at the Old Kiln Lane site are not built to the size that is required for the proposed 250-300 cows, then the current silage pits at the Open Farm would have to be used as well for the storage of winter feeds, which would lead to the requirement to haul the feed on public roads for a distance of 3 miles. This would be a huge cost to the business and to the environmental gains the farm would make if they were not built at Old Kiln Lane (in terms of carbon footprint). The size of the current clamps at the Open Farm are also too small for the 125 cows, leading to the farm already having to bale some of the crops. The applicant also considers there to be a

health and safety risk to visitors at the Open Farm if they have to rely on the silage clamps there for the Old Kiln Farm herd.

29. Whilst baling the grass is an option at Old Kiln Lane, it is a labour and resource heavy operation meaning the farm would have a larger cost for the operation.
30. The main forage production land is around the proposed building (the land off Old Kiln Lane).
31. With regards to the size of the proposed building, the new silage clamps/building are required to meet the needs of feeding a minimum of 250 cows. On average a single dairy cow could consume approximately 45kg of silage a day. This equates to 4562 tons of silage a year for a minimum of 250 cows. This needs to be stored from May until the silage gathering can be started again the following year. Typically, this total will be gathered through 3 cuts of grass and 1 cut of whole crop silage for the farm. While the first cut of grass is usually taken in May, the second may be June/July, third in July/August and fourth in early September, and the whole crop in July/August, it all needs to be stored all year round until used. This means the amount of silage clamp space needed has to be able to have a minimum storage capacity for approximately 4562 tons to accommodate the proposed expansion of the herd.
32. With a density of 600kg per cubic metre of silage with a dry matter content of 35%, the farm would need a cubic capacity of 7600 cubic metres. However, in good grass growing seasons when there is an optimum amount of heat and rain to support grass growth, the amounts harvested could be up to 10% higher giving rise to a need to store 8360 cubic metres of silage. The storage area within the proposed building offers 8516 cubic metres. The additional volume is required within the building owing to the way a silage clamp is filled: tractors are used to consolidate the grass to make sure the silage clamp is airtight with no air pockets, therefore each cut of silage will have a part of the silage clamp at the front which cannot be filled completely (typically the first bay of the silage clamp will be half full while the second will be two thirds full).
33. In addition, the applicant has asserted that a covered structure would improve the quality of silage produced on the site and would reduce the volume of dirty water runoff and limit contamination to underground waters. The applicant comments that while silage itself is not harmful to the environment, the runoff from silage when rained on can cause some issues for local watercourses. If the silage clamps are uncovered, when there are prolonged periods of heavy rain, runoff can occur. The applicant states that the proposed height of the structure is governed by the type of equipment required within the clamp.

Visual impact

34. The previous refused application 09924/20 was not accompanied by a Landscape and Visual Impact Assessment (LVIA) or a proposed landscaping scheme. This resubmitted application is now supported by both.
35. The LVIA considers the landscape character of the application site, assesses the visual sensitivities of the application site from key public receptors and identifies the potential for visual effects, assesses the potential for the scale and nature of the proposal to be successfully accommodated within the landscape, and establishes whether mitigation is necessary. The submitted LVIA has considered the potential for visibility of the proposed building from nine local viewpoints. Views beyond 1km from the application site would be concealed by landform, vegetation and existing built development.

36. The viewpoints where the proposed silage building would have the highest magnitude of change are considered to be from viewpoints 1, 3, 6 and 7. These are views from Old Hall Lane, Chorley Old Road, Old Kiln Lane and public footpaths to the south of Old Hall Lane. Although the LVIA states that there would be a high magnitude of change from viewpoint 8 (also Old Hall Lane) the proposed new building would be mostly obscured by the presence of the existing cow shed on the site.
37. There would be close public views of the proposed silage building from Old Hall Lane (1) and Old Kiln Lane (5 and 6). From the west of Old Kiln Lane the building would appear elevated and the building would break the skyline. There would be open views of the new building from Old Kiln Lane. The proposed building would appear as a dominant element within these views, but it should be acknowledged that the new silage building would be seen in conjunction with the existing agricultural building and the appearance of the building would be typical of those found within a rural, farmed landscape.
38. Longer views would be taken from Chorley Old Road (3) and the public footpaths BOL213, BOL215 and BOL216 to the south of the application site (7). The roof of the new silage building would be very visible from the elevated views from Chorley Old Road, though the author of the LVIA believes that the proposed roof material would, over time, weather and better assimilate into the landscape scheme. Panoramic views would also be had from the nearby public rights of way, but from here the new building would be located mainly behind the existing agricultural building.
39. The LVIA advises that mitigation tree planting, both within the application site and **within the wider ownership boundary of the farm, would lessen the development's** impact on the landscape and would help filter views from the more sensitive viewpoints. It is however noted, specifically for views from Chorley Old Road, that the proposed silage building would remain a dominant feature in the landscape until the mitigation planting is fully matured.
40. A site wide landscaping scheme and planting strategy have been submitted by the applicant, which proposes shelterbelt strips of deciduous woodland to the north and north east, south and west of the applications site, comprising a mix of field maple, birch, hazel, hawthorn, holly, oak and small-leaved lime planted at a density of 1100/ha to create a more open canopy and enable a ground flora to develop naturally. 14 oaks are also proposed along the existing access road. As part of the comprehensive scheme it is proposed to increase the length of hedgerows across the wider site (within the blue edge of the application site) and increase the number of young hedgerow trees by planting hedgerow trees within existing and new proposed hedgerows.
41. **The Council's** Landscape Officers have been consulted on the proposal. Whilst they have stated that the proposed development would be a very large building in a rural setting, the proposed planting scheme (medium to long term mitigation) would, if implemented promptly and in full accordance with the submitted details, would go some way to soften the visual impact of the new building over the medium to long term (that is, 10 plus or so years after planting). Landscape Officers advise that it is essential that the planting scheme is implemented in full at the earliest possible planting season, should the application be approved, as delay in implementation would lead to a greater time lag in achieving any mitigation screening.
42. Whilst the proposed building would be highly visible from neighbouring public vantage points in the short term (owing to its size and siting and lack of existing vegetation), it is considered that the proposed comprehensive mitigation planting would reduce the **development's impact within the landscape** within the medium to long term, and

therefore the proposed development would not be detrimental of the character and appearance of the area.

43. Subject to conditions ensuring that the proposed landscaping scheme is implemented in full within the first planting season following approval of the application, and that the 5 year aftercare scheme for the trees and hedgerow as detailed with the submitted Landscape Scheme Specification is followed, it is considered that the proposed development would comply with Policies CG3 and OA4 of the Core Strategy.

Impact on Flooding and Drainage

44. Policy CG1.5 of the Core Strategy states that the Council will reduce the risk of flooding in Bolton and other areas downstream by minimising water run-off from new development in areas of lowest flood risk. Policy CG2.2c states that proposals for 500 sq. metre or greater non-residential units must demonstrate the sustainable management of surface water run-off from developments. On greenfield sites the rate of run-off should be no worse than the original conditions before development.
45. The application site is a greenfield site within a Flood Zone 1 area. The applicant has submitted a Flood Risk and Drainage Design report, a proposed site drainage plan and modelling reports.
46. It is proposed that surface water from the application site is discharged via an attenuation pond (SuDS feature) to the piped drainage to the east of the site. The impermeable areas would discharge to a below ground drainage network and discharge via the attenuation pond before being released to the adjacent existing drainage. The proposed attenuation pond ("pond 2") is outside the red-edge of the application site, but on land within the applicant's ownership.
47. **The Council's** Drainage Officers have not approved the submitted details but state that the drainage design can be dealt with by way of a standard surface water drainage condition.
48. It is therefore considered, subject to the imposition of a standard surface water drainage condition, that the proposed development would be compliant with Policies CG1.5 and CG2.2 of the Core Strategy.

Impact on Residential Amenity

49. Policy CG4 of the Core Strategy states that the Council will ensure that new development is compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security, and does not generate unacceptable nuisance, odours, fumes, noise or light pollution.
50. The nearest residential properties to the application site are approximately 250 metres at Old Hall Mews and Old Hall Farm to the south/south west. Rants Farm and Kiln House are to the north of the site and the residential development at Hodgkinsons Farm is to the east off Boot Lane. The residential development of The Highgrove is located to the south east.
51. The agricultural building (to accommodate cows and heifers) and the silage storage area were approved under application 97073/16 and the underground slurry tank was approved under application 06457/19, when the developments' impacts on residential amenity (noise, odours and lighting) were given full consideration. This latest proposal is for a building/structure over an approved silage storage area, therefore it is considered there would be no further impacts on the residential amenity of neighbours as a result of the proposed development.

52. The Council's Pollution Control Officers have raised no objection to the proposal.
53. It is therefore considered that the proposed development would comply with Policy CG4 of the Core Strategy.

Impact on Biodiversity

54. Policy CG1.1 of the Core Strategy states that the Council will safeguard and enhance the rural areas of the borough from development that would adversely affect its biodiversity including trees, woodland and hedgerows, geodiversity, landscape character, recreational or agricultural value.
55. As discussed above, the applicant is proposing substantial new tree and hedgerow planting, which will result in a biodiversity net gain on the wider site. The applicant is also proposing bat accommodation both with the new building and new trees, as well as hedgehog and bug hotel habitat within the application site. A condition is therefore recommended to secure this.
56. It is therefore considered that the proposed development would enhance biodiversity, compliant with Policy CG1.1 of the Core Strategy.

Impact on Highways Safety

57. Policy P5 of the Core Strategy states that the Council will ensure that developments take into account [amongst other things] accessibility, servicing arrangements and parking. Policy S1.2 states that the Council will promote road safety in the design of new developments.
58. The access to the application site is already approved and constructed.
59. The Council's Highways Engineers have commented that the proposed building would potentially generate negligible additional traffic on the local highway network and therefore they have no objection to the proposal. It is therefore considered that the proposed development would comply with Policies P5 and S1.2 of the Core Strategy.

Other matters

60. The Environment Agency has raised no objection to the proposed development.

Conclusion

61. As discussed above, whilst the proposed building would be highly visible from neighbouring public vantage points in the short term (owing to its size and siting and lack of existing vegetation), it is considered that the proposed comprehensive mitigation planting offered by the **applicant would reduce the development's impact within the landscape** within the medium to long term. Officers therefore consider that the proposed development would not be detrimental of the character and appearance of the area and that the previous reason for refusing the development (the reason for refusing the original application 09924/20) has now been sufficiently addressed by the applicant.
62. Members are therefore recommended to approve this application subject to the suggested conditions.

Representation and Consultation Annex

Representations

Letters:- Five letters of objection have been received, which raise the following concerns:

- The building will be a blot on the landscape; the existing building already has a negative impact on the landscape;
- The scale of the proposed building is overbearing and out of scale with the surrounding area; it is as long as an aircraft hangar;
- The height of the clamp is intrusive;
- The proposed materials will make it look like an industrial building; the site will look industrial rather than agricultural;
- The new building is larger and will be more imposing than the existing building, which already prompts comments from local walkers;
- The landscape screening that was proposed for the built agricultural building has not been provided; nothing else should be allowed until this has been planted;
- If the Council approves this application more comprehensive planting should be undertaken than currently proposed, to better screen the development;
- Impact on the Green Belt;
- The built agricultural building should never have been approved in the first place (*officer comment: the existing building was approved by Planning Committee in June 2016 (application 95963/16)*);
- Increase in traffic and highway safety concerns on Old Kiln Lane (*officer comment: the proposed silage clamp would not in itself increase vehicle movements*);
- This is a prime example of applying for something small at first then reapplying for a larger development (*officer comment: every planning application must be assessed on its own particular merits*);
- Impact on residential amenity;
- Concerned about potential hours of working;
- Light pollution (*officer comment: no lighting is proposed on the new building*);
- Smells;
- Flooding on Old Hall Lane;
- The financial benefits of the farmer are unimportant to neighbouring residents. The extra cost to the applicant in terms of wrapping silage bales appears insignificant (*officer comment: the financial benefits should be given some weight in the planning balance*);
- Any inconvenience in transporting silage from Smithills Open Farm is minimal and could be undertaken when there are no visitors at the farm (*officer comment: this is only part of the applicant's reasoning for requiring a silage building on the application site*);
- Not a suitable location for an agricultural business (*officer comment: the application site and surrounding land is already in agricultural use and has been for many years*);
- Concerns about future additional development on the land (*officer comment: each planning application must be considered on its own merits, therefore only the merits of this particular application can be considered at this time*);
- Cows contribute towards methane and carbon dioxide production, **therefore the proposal does not meet Bolton's clean air targets** (*officer comment: the agricultural building to accommodate the cows was approved under application 95963/16*).

Concerns without specific officer comments have been addressed within the analysis.

Elected Members:- Cllr Allen has requested that the application be heard before Planning Committee if Officers are minded to approve. He has stated the following:

- The proposal is for a substantial farm building, alongside the previously approved industrial-sized cattle building;
- The proposal has the same footprint, but is higher, than the previously refused application 09924/20 (*Officer comment: the proposed building is no higher than that proposed within 09924/20*);
- His reasons for requesting referral to Committee are the scale and massing of the building and the impact on the openness of the Green Belt (the same reasons why 09924/20 was refused).

Consultations

Advice was sought from the following consultees: Landscape Officers, Greenspace Officers, Drainage Officers, Highways Engineers, Pollution Control Officers and the Environment Agency.

Planning History

Planning application 09924/20 for the erection of building over existing silage storage area was refused under delegated powers in February 2021 for the following reason:

The proposed development, by reason of its scale, massing and siting, would be detrimental to the character and appearance of the area, contrary to Policies CG3 and OA4 of Bolton's Core Strategy.

Retrospective permission was granted in July 2020 for the raising of the access track levels to remove steep gradients from the highway to the agricultural building (application 06456/19).

The installation of an underground slurry storage tank to service the approved agricultural building was approved in October 2019 (application 06457/19).

Permission was granted at Planning Committee in October 2016 (contrary to officer recommendation) for the erection of an agricultural building to house dairy unit together with silage storage area (application 97073/16).

Planning application 95963/16 for the erection of an agricultural building to house a dairy unit together with silage storage area was refused in June 2016 for the following three reasons:

1. The proposed development, by virtue of its scale and siting, represents inappropriate development within the Green Belt (in that it would detrimentally harm the openness of the Green Belt) and the very special circumstances provided by the applicant do not outweigh the harm caused, contrary to section 9 of the National Planning Policy Framework and Policy CG7AP of Bolton's Allocations Plan.

2. The proposed development, by virtue of its scale, massing and siting, would be detrimental to the character and appearance of the area, contrary to Policies CG3 and OA4 of Bolton's Core Strategy.

3. The proposed development would increase noise, odours and activity in and around the application site to the detriment of the living conditions of nearby residents and is contrary to Policy CG4 of Bolton's Core Strategy.

Permission was granted at Planning Committee in October 2014 for the erection of an agricultural livestock building and silage area and construction of access track (90536/13).

Recommendation: Approve subject to conditions

Recommended Conditions and/or Reasons

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

1 SURFACE WATER DRAINAGE

No further above ground construction works shall take place unless and until full details of the proposed surface water drainage works have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out to investigate the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage system is to be provided, the submitted details shall:

- 1) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters.
- 2) Include a timetable for its implementation, and
- 3) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime

The approved works shall be implemented in full prior to the occupation of the buildings hereby approved and those works as approved shall be retained thereafter.

Reason

To ensure the site provides satisfactory means of surface water drainage and to comply with policies CG1.5 and CG2.2 of Bolton's Core Strategy.

Reason for pre-commencement condition: The solution for surface water disposal must be understood prior to works commencing on site as it could affect how underground works are planned and carried out.

2 LANDSCAPE SCHEME

All the approved trees, hedgerow and grassland shall be planted on the site in accordance with the approved landscape scheme (drawing reference CW0175-D-001 Rev A; "Landscape Scheme Masterplan"; revision dated 27.04.2022 and "Old Kiln Lane Bolton Landscape Scheme Specification March 2022 by Collington Winter) within the next available planting season following the approval of this application. Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.

Reason

To reflect and soften the setting of the development within the landscape and in order to comply with Core Strategy policies CG1 and CG3.

3 AFTERCARE SCHEME FOR TREES AND HEDGEROWS

Following the planting of the new trees and hedgerows, the trees and hedgerows shall be monitored, protected and cared for, for a 5 year aftercare period, in accordance with the aftercare details as set out within section 5 of the approved "Landscape Scheme Specification"; dated March 2022; by Collington Winter.

Reason

To safeguard the health of the new trees and hedgerows and as the longevity of the new planting is essential to provide screening to the new development, and to comply with policy CG1.1 and CG3 of Bolton's Core Strategy.

4 MATERIALS

Notwithstanding the materials shown on approved drawing 01; "Overall Arrangement"; received 12 July 2021, the colour of walls and roof shall be "Juniper Green".

Reason

For the avoidance of doubt as to what is permitted and in order to comply with Bolton's Core Strategy policy CG3.

5 ALTERNATIVE HABITATS

The building hereby approved shall be erected to include 2no. Schwegler boxes (bat boxes) and a sparrow terrace. Prior to first occupation of the building a 'hedgehog home' shall be provided along the side boundary of the site at the base of the hedgerow, and a 'bug hotel' shall be provided on site. 2no. low profile wood boxes (bat boxes) shall be erected in the newly planted trees. These alternative habitats shall then be retained thereafter.

Reason

To enhance biodiversity on the site and to comply with Policy CG1.1 of Bolton's Core Strategy.

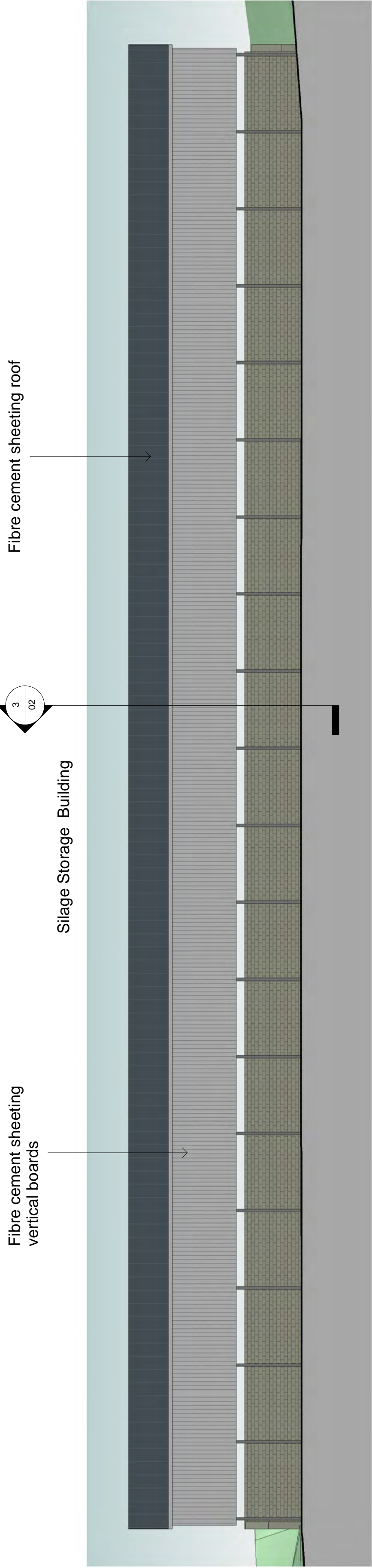
6 APPROVED PLANS

The development hereby permitted shall be carried out in complete accordance with the following approved plans:

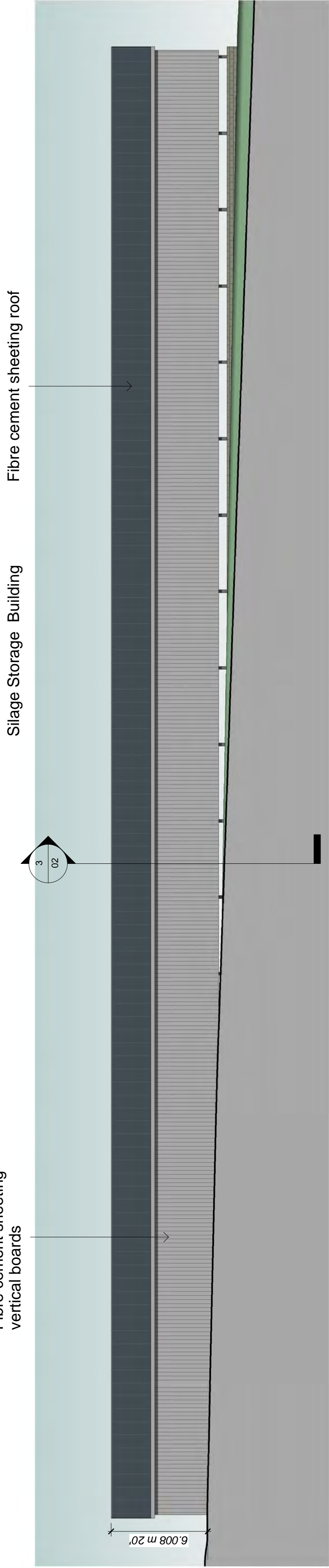
"Location Plan - Land at Old Kiln Lane, Bolton"; received 02 Aug 2021
01; "Overall Arrangement"; received 12 Jul 2021
02; "Site, Location Plan and Section"; received 12 Jul 2021
CW175-D-001 Rev A; "Landscape Scheme Masterplan"; revision dated 27.04.2022
Landscape Scheme Specification; dated March 2022; by Collington Winter

Reason

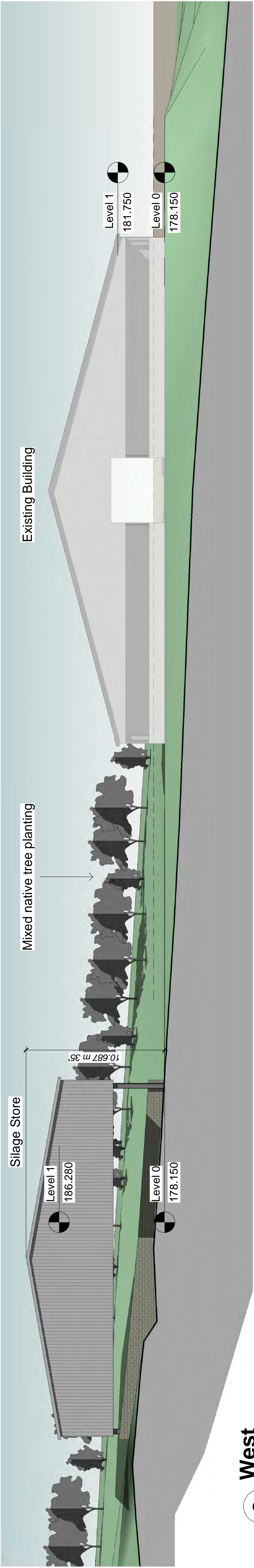
For the avoidance of doubt and in the interests of proper planning.



4 South
1 : 200



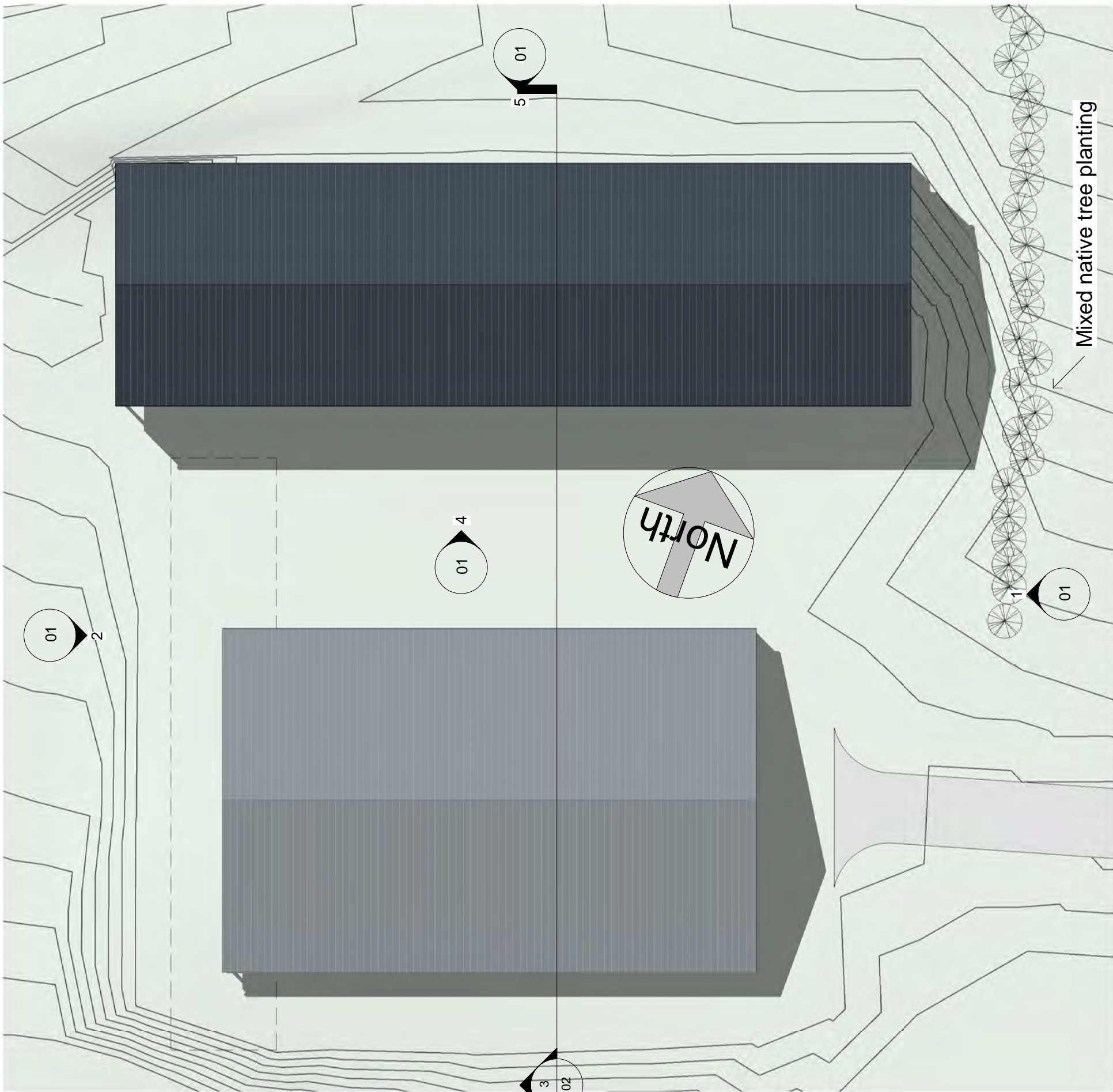
5 North
1 : 200



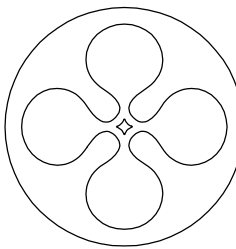
2 West
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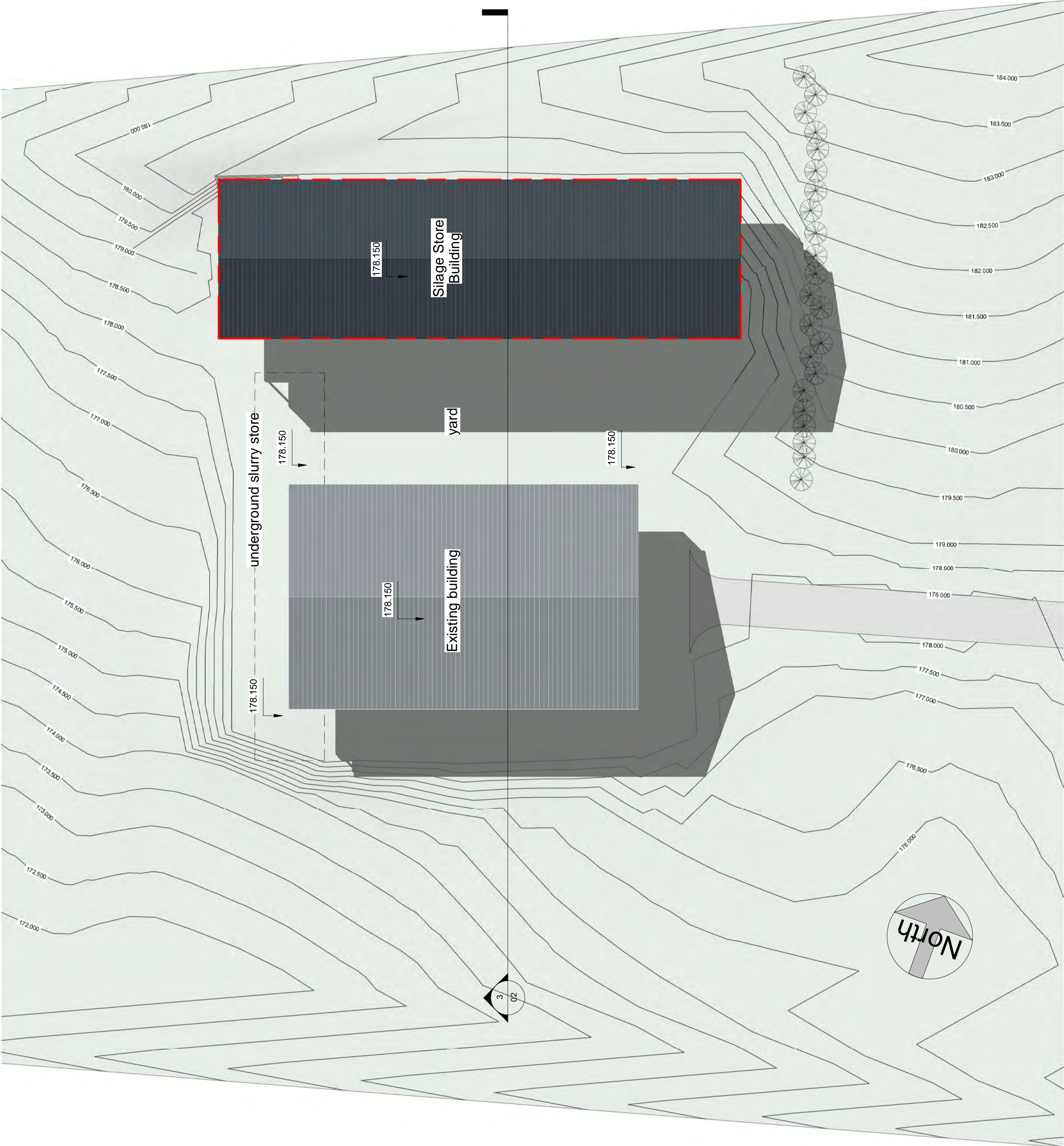


1 East
1 : 200

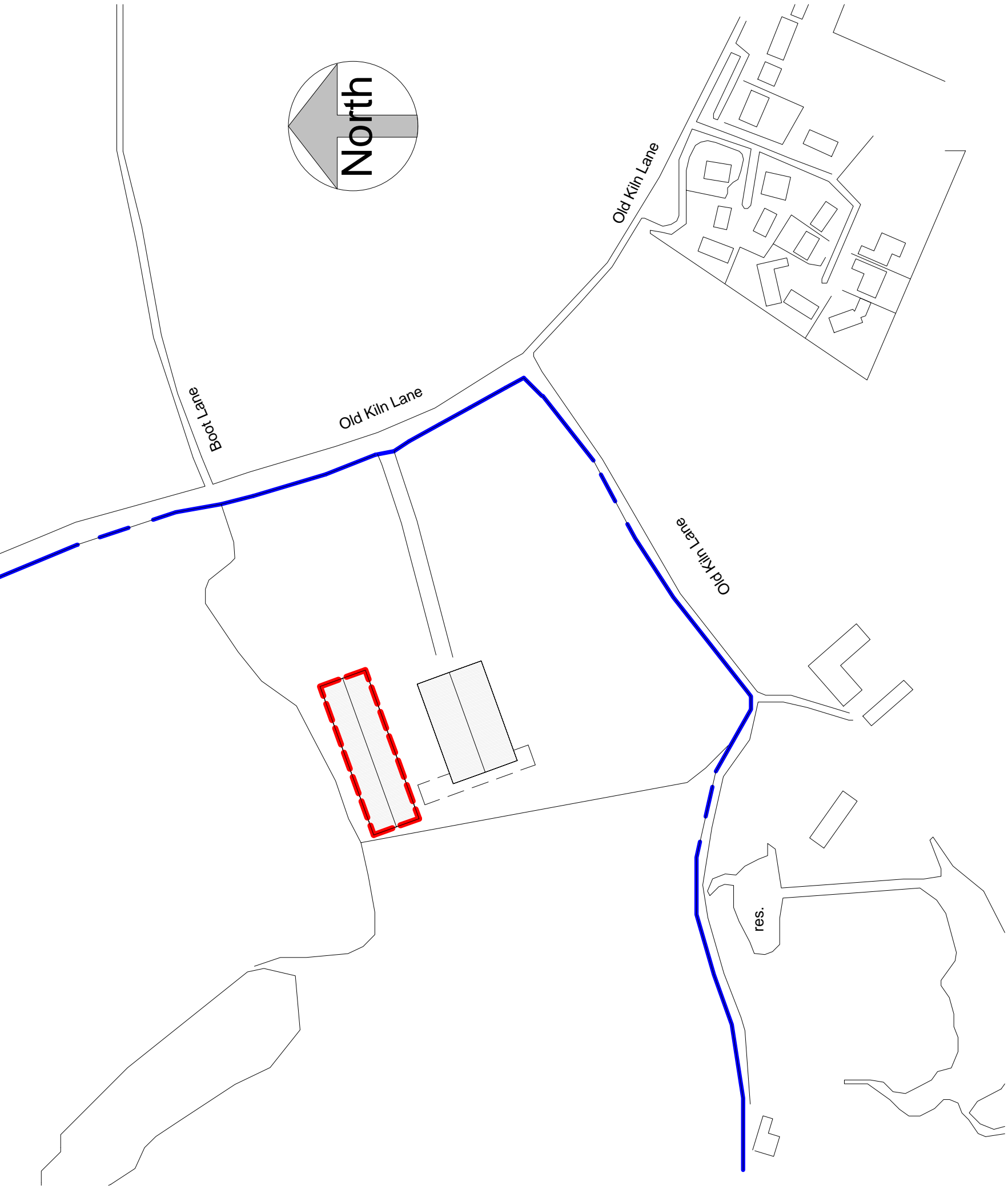


Site
1 : 500

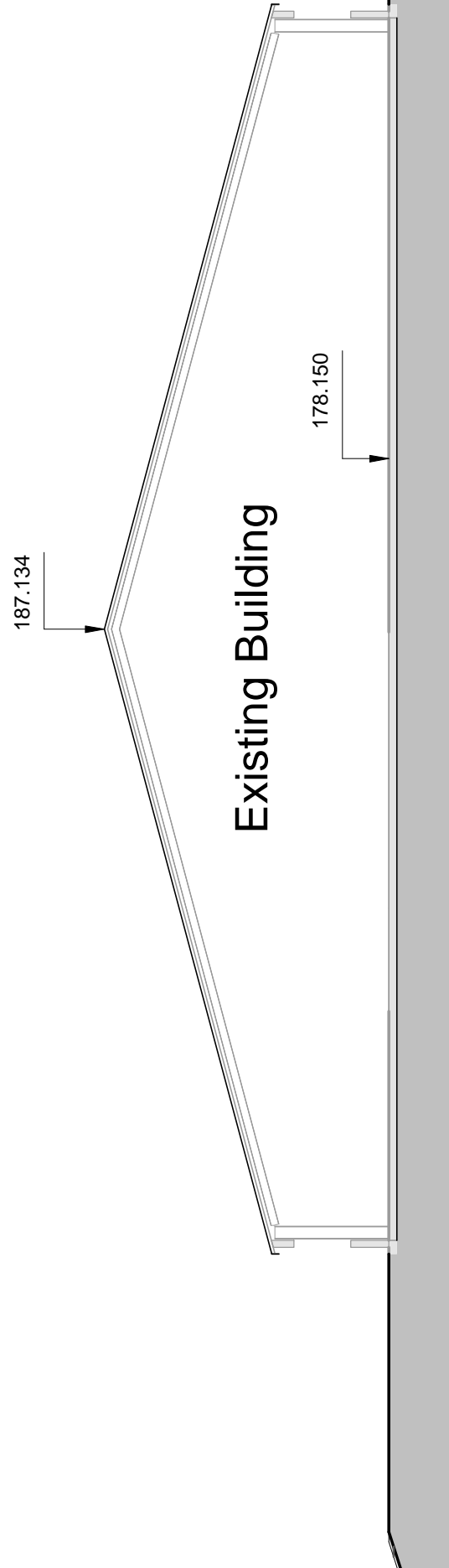
Revisions		All dimensions to be checked on site by the Contractor and any discrepancies reported to the Surveyor		<div>Edwin Thompson is the trading name of Edwin Thompson LLP, a Limited Liability Partnership registered in England & Wales No 00004942. Registered Office: 20 St. Johns Street, Warrington, Cheshire, WA1 2SA</div>	
Edwin Thompson				also at: CARLISLE, BERNARD, GALASHIELS & WINDERMERE	
■ KESWICK		T: 01753 729283 20 St. Johns Street Keswick Cumbria, Cumbria, LA12 5AF W: edwin-thompson.co.uk		Mr A Grimshaw Old Kiln Lane, Bolton	
Client		Project		Rev	
Project Number		Drawing Number		Drawing Status	
KG1148		01		Planning	
Drawing Title		Overall Arrangement		Issue Date	
01				Drawn By	
Checked By				Scale	
				As indicated	



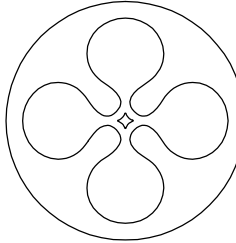
Site
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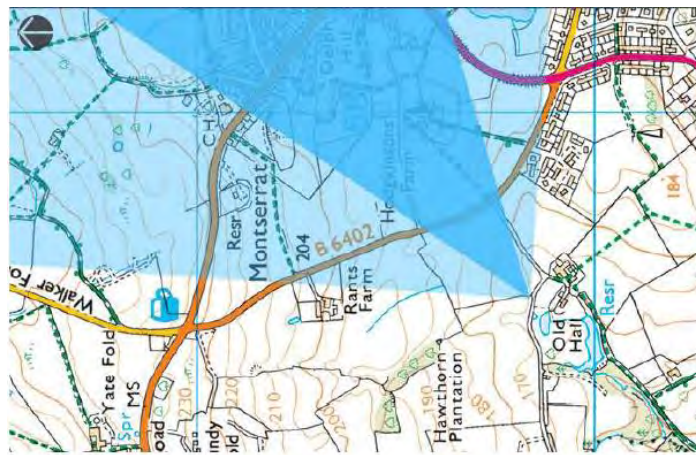
Location Plan
1 : 2500



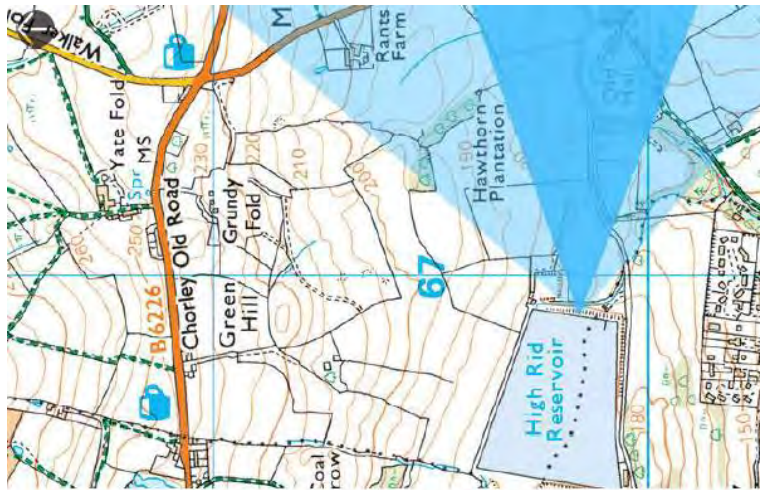
Section 1
1 : 200

Revisions	All dimensions to be checked on site by the Contractor and any discrepancies reported to the Surveyor			<div>Edwin Thompson</div> <div></div>	
	<small>Edwin Thompson is the trading name of Edwin Thompson LLP - a limited liability Partnership registered in England & Wales No 00004942. Registered Office: 28 St. Johns Street, Wetherby, West Yorkshire LS23 7BW</small>				
	<div>■ KESWICK</div> <div>28 St. Johns Street</div> <div>Keswick</div> <div>West Yorkshire</div> <div>CA12 5AF</div>	<div>T : 017587 72888</div> <div>F : 017587 74690</div> <div>E : keswick@edwin-thompson.co.uk</div> <div>W : edwin-thompson.co.uk</div>	also at: CARLISLE, BERWICK, GALASHIELS & WINDERMERE		
	<div>Client</div> <div>Project</div>	<div>Mr A Grimshaw</div> <div>Old Kiln Lane,</div> <div>Bolton</div>			
	<div>Project Number</div> <div>KG1148</div>	<div>Drawing Number</div> <div>02</div>	<div>Rev</div>	<div>Drawing Title</div> <div>Site, Location Plan and Section</div>	
	<div>Drawing Status</div> <div>Planning</div>	<div>Issue Date</div> <div>cjr</div>	<div>Drawn By</div>	<div>Checked By</div>	<div>Scale</div> <div>As indicated</div>

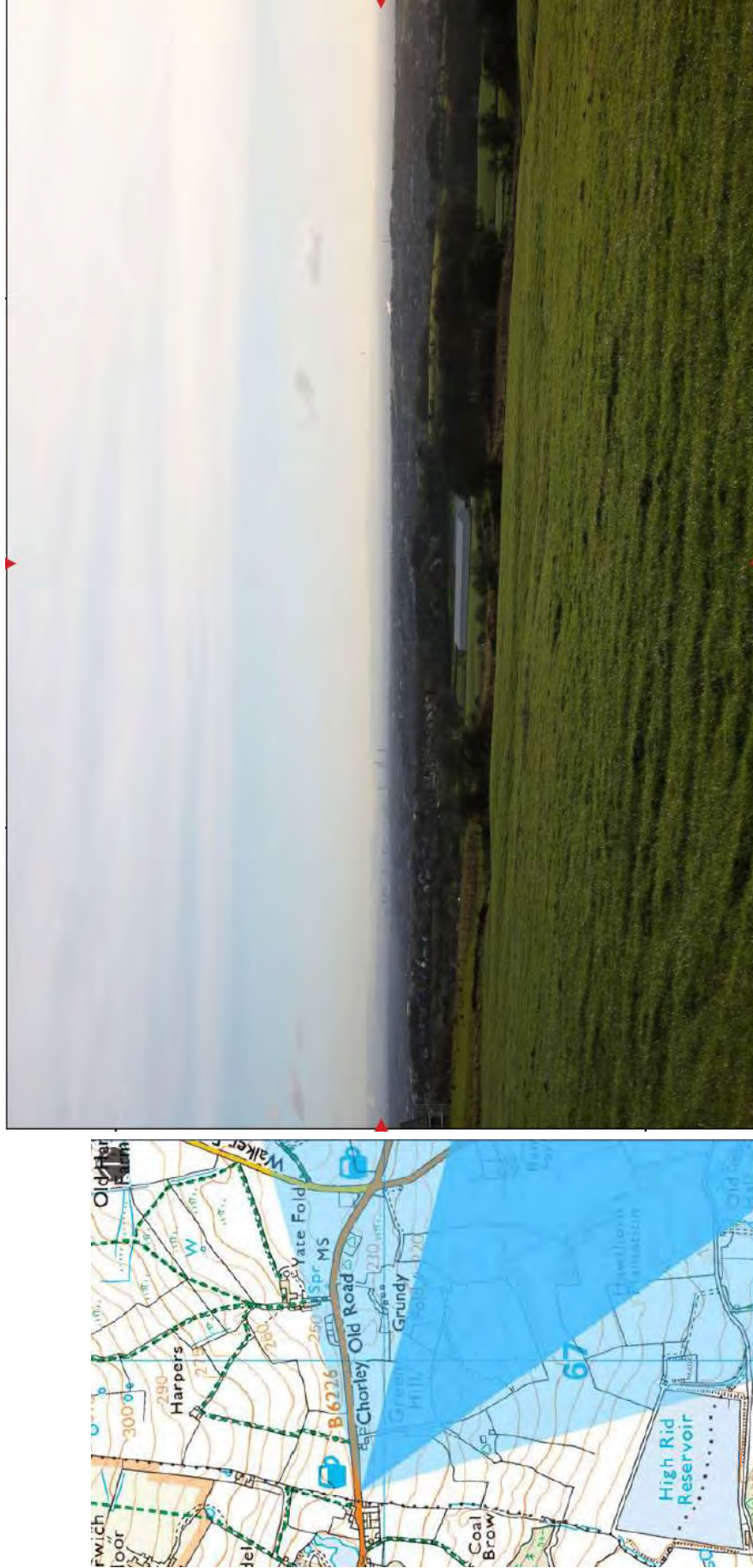
Viewpoint 1: Old Hall Lane



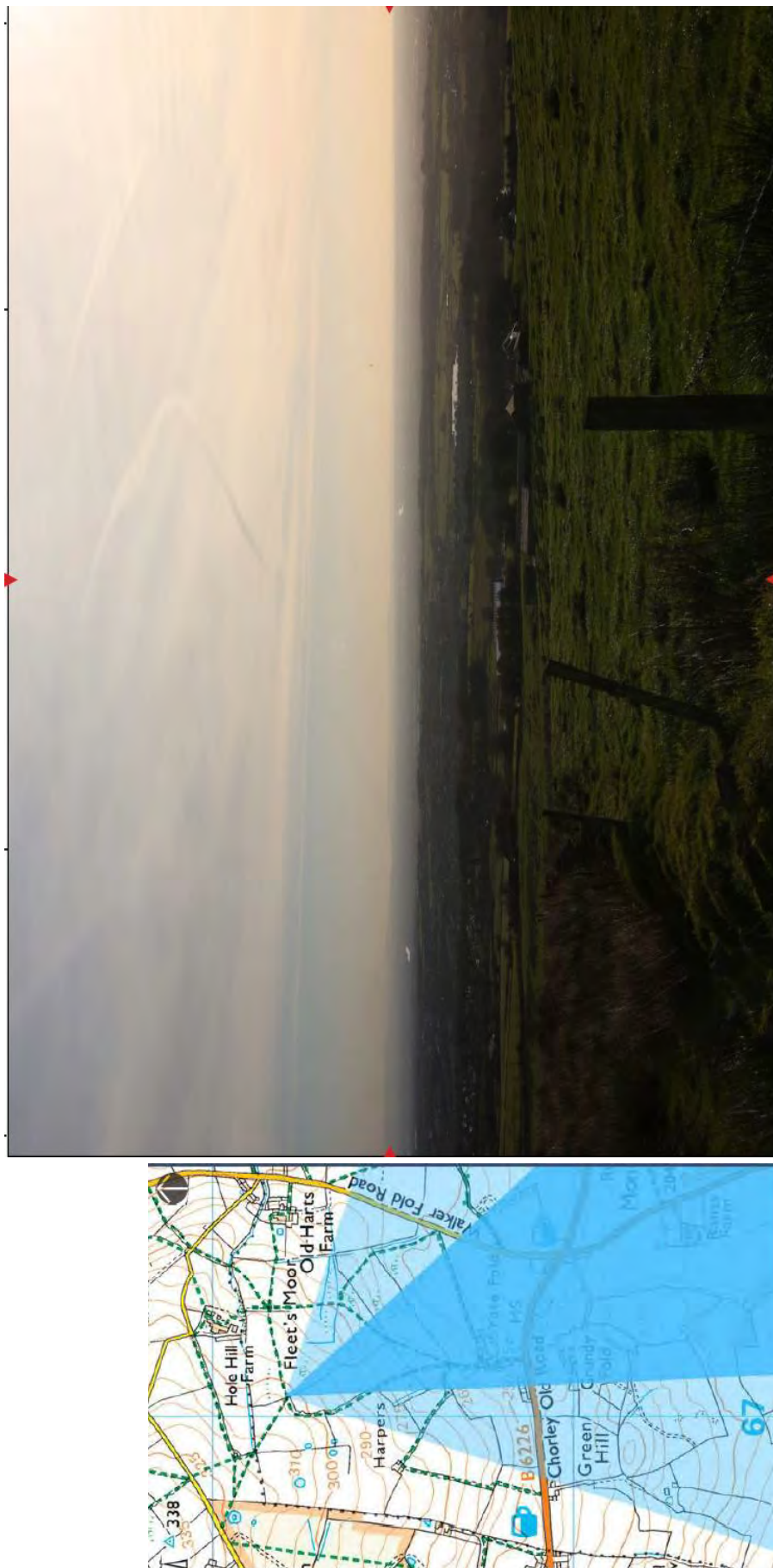
Viewpoint 2: High Rid Reservoir



Viewpoint 3: Chorley Old Road, Blundell Arms



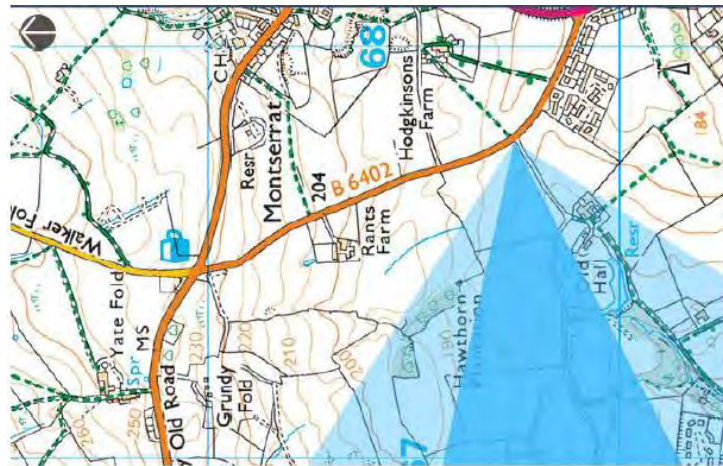
Viewpoint 4: Public rights of way to north of Chorley Old Road & east of Walker Fold Road



Viewpoint 5: Old Kiln Lane by Rants Farm



Viewpoint 6: Junction of Old Kiln Lane with Old Hall Lane



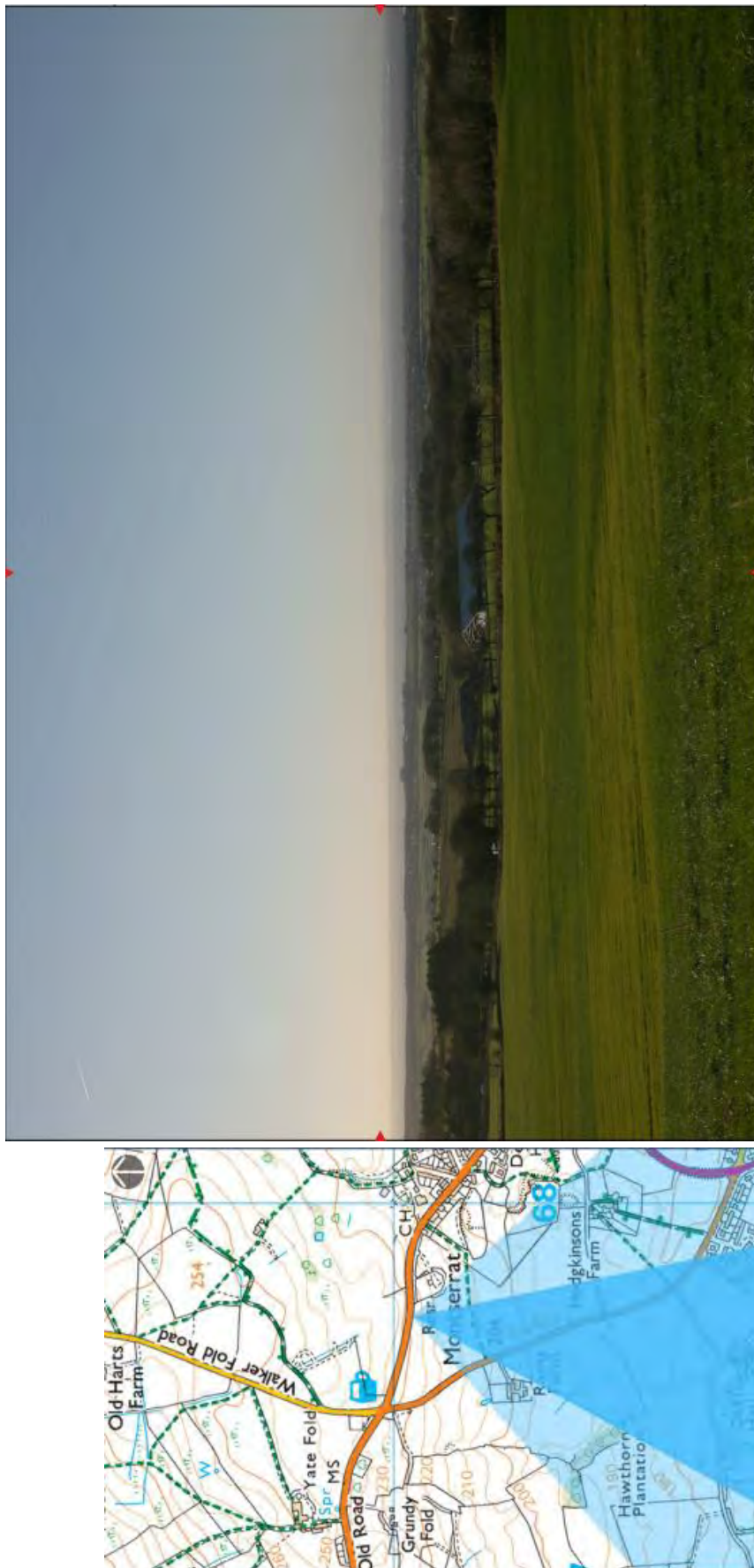
Viewpoint 7: Footpath south of Old Hall Lane



A photograph of a long, multi-story building with a grid of windows, situated behind a green field and a line of trees. The building is partially obscured by the trees in the foreground.



Viewpoint 9:



SITE WIDE PLANTING STRATEGY

PROPOSED HEDGEROWS WITH NEW HEDGEROW TREES

PROPOSED TREE PLANTING

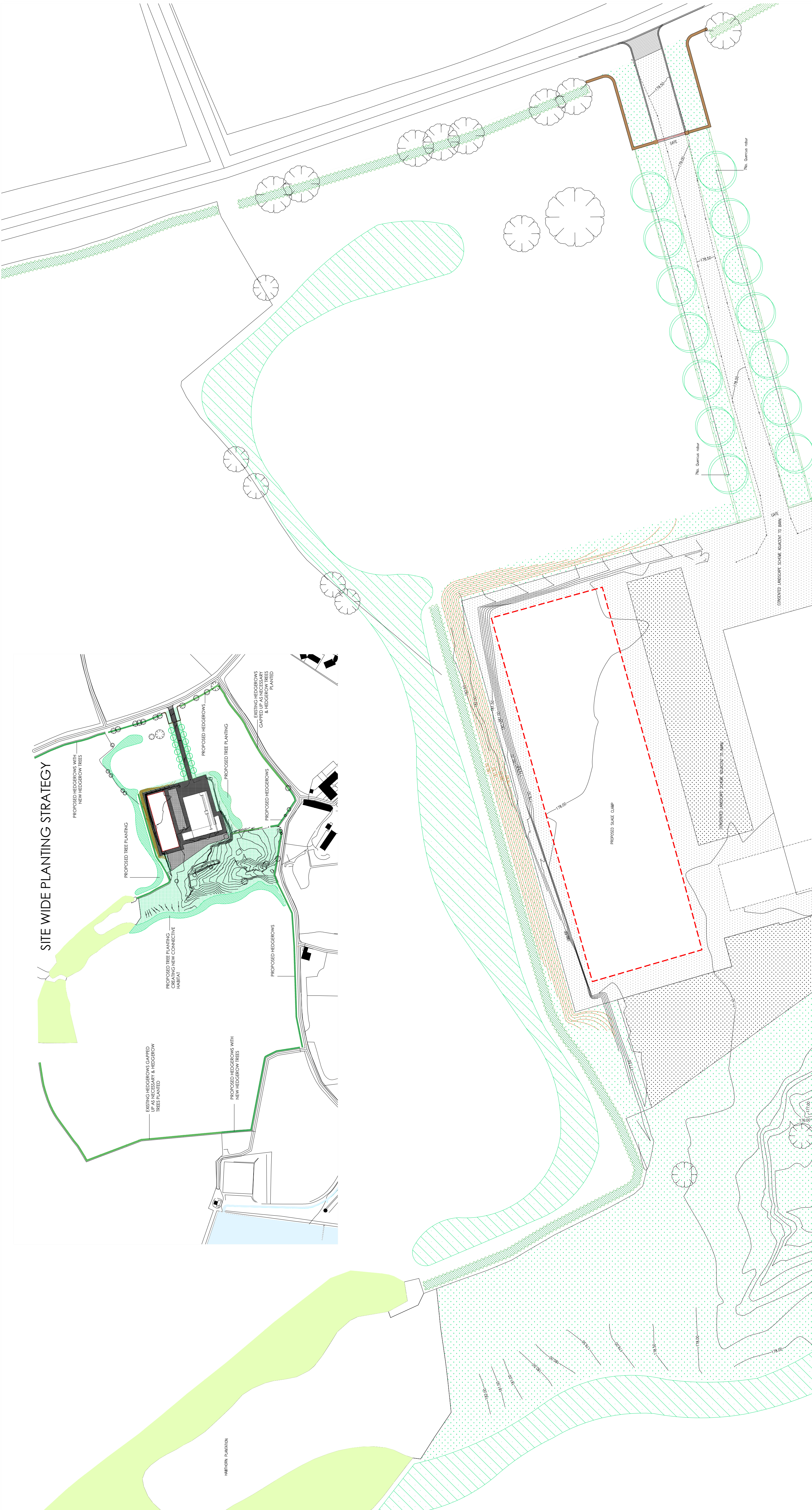
EXISTING HEDGEROWS CLIPPED UP AS NECESSARY & HEDGEROW TREES PLANTED

PROPOSED TREE PLANTING CREATING NEW CONNECTIVE HABITAT

PROPOSED HEDGEROWS WITH NEW HEDGEROW TREES

PROPOSED HEDGEROWS

HARBOR FARM



PROPOSED LAYOUTS ARE BASED UPON THIRD PARTY SURVEY INFORMATION. THE ACCURACY OF WHICH IS NOT UNDERWRITTEN BY COLLEGE HILL PLANTING LTD.

TREE & HEDGEROW PLANTING LAYOUTS ARE PROVIDED FOR PRELIMINARY GUIDANCE ONLY. PLANTING POSITIONS SHOULD BE MARKED OUT AND AGREED ON SITE PRIOR TO PLANTING. WHEREVER POSSIBLE, EXISTING TREES OR HEDGEROWS ARE IN-SITU, ENSURE THAT THE PROTECTIVE ROOT PROTECTION AREA OF THOSE EXISTING TREES IS PROTECTED. THESE ARE NOT TO BE REMOVED.

REFER TO ENGINEERS' DRAWINGS FOR DETAILED LEVELS, DRAINAGE, FOUNDATIONS, BUILDUP, RETAINING, STRUCTURES SERVICES AND FINISHES.

THIS PLAN HAS BEEN PREPARED FOR SUBMISSION TO THE LOCAL AUTHORITY, FOR TOWN & COUNTRY PLANNING ONLY AND DOES NOT CONSTITUTE A FULL WORKING DRAWING.

REVISIONS:

Rev	A - Amendment of the Key	27.04.2022
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Anthony Grimshaw

Old Kiln Lane, Bolton

TITLE
Landscape Scheme Masterplan

SCALE	DATE
1:500 @A1	March 2022

DRAWN BY _____

CHECKED BY _____

JW 38

DRAWING NO.	REVISION
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FOR PLANNING - DO NOT SCALE FROM THIS DRAWING