

for biodiversity purposes is submitted for Local Planning Authority's approval. The scheme shall include:

- i) Provision of eleven bird boxes (five 25mm and five 32mm entrance hole boxes, five house sparrow terraces and five swift bricks), attached to or built into new buildings;
- ii) Provision of eleven bat boxes (e.g. a mix of Beaumaris woodstone boxes, Norfolk bat bricks or ibstock bat bricks or similar) within the application site
- iii) Timescales for implementation; and
- iv) future management of bat boxes if not within privately owned plots

The approved scheme of enhancements shall be implemented in accordance with the approved details and thereafter so retained.

Reason

To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development, having regard to policy CG1 of Bolton's Core Strategy and the National Planning Policy Framework.

23. BOUNDARIES TREATMENT

Prior to the development being first occupied or brought into use, detailed scheme (including elevation plans, a brick or masonry specification and colour scheme) of the treatment to all boundaries to the site, as indicated on the approved plan (drawing number NS003_SL_004d), including a phasing scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of hedgehog gaps to all fences shown as 1.8m to 2.3m high which shall be retained thereafter. The approved scheme shall be implemented in full in accordance with the approved details and prior to first occupation of any dwelling in accordance with any phasing details included as part of the scheme and subsequently approved by the Local Planning Authority.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or replacing that Order) there shall be no changes to the height of the approved fences/walls (except 1.2m high post and rail fences) which shall be retained as approved thereafter.

Reason

To ensure adequate standards of privacy and amenity are obtained and the development reflects the landscape and townscape character of the area and to provide hedgehog gaps in order to comply with policies CG1, CG3 and CG4 of Bolton's Core Strategy.

24. PUMPING STATION

Prior to the occupation of the final dwelling hereby approved full details of the pumping station, adjacent to plots 73 and 74, and the fencing to this area shall be provided to and approved in writing by the local planning authority. The approved details shall be carried out in full not later than 6 months after the substantial completion of the development, or the final dwelling has been occupied, whichever is sooner and retained as such thereafter.

Reason

To safeguard the character and appearance of the area and in order to comply with Bolton's Core Strategy policy CG3.

25. REFUSE STORAGE

Prior to the occupation of the dwelling house(s) hereby permitted a scheme detailing (elevation plans, a brick or masonry specification and colour scheme) of the refuse store facilities within the site as indicated on the approved plan (drawing number NS003_SL_003c), including a phasing scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities to store refuse and waste materials shall be implemented in accordance with

the approved details and prior to first occupation of affected dwellings in accordance with any phasing details included as part of the scheme and subsequently approved by the Local Planning Authority.

Reason

To ensure satisfactory provision is made for the storage of waste materials in order to comply with Bolton's Core Strategy policy CG3

26. ROADS&FOOTPAHTS

Prior to occupation of the last dwelling house all access road(s), footway(s) and footpath(s) leading thereto including carriageway 6.75/5.5m, 2 x 2.0m footway and shared surfaces, have been constructed and completed in accordance with the approved plans.

Reason

In the interests of highway safety and in order to comply with Bolton's Core Strategy policies S1, P5 and Supplementary Planning Document 'Accessibility, Transport and Road Safety'.

27. ODOUR BUFFER ZONE

The development hereby approved/permitted shall not be brought into use unless and until a 20 metre buffer zone is maintained between the boundary of the pet food manufacturer and the residential properties (including gardens), in accordance with the Odour Assessment Garnet Fold, Bolton, undertaken by REC, Ref: AQ106154R1, Repot prepared for Peel Holdings (Land and Property) Ltd, dated October 2019, and the Odour assessment addendum for Northstone Development Ltd at Garnet Fold, undertaken by Ensaf Consultants, Ref AQ106154C2, dated 24/09/2020. The buffer zone shall be retained at all times.

Reason

To minimise the impact of odour disturbance on the residential amenity of the area and in order to comply with Bolton's Core Strategy policy CG4.

28. ECOLOGY-RAMS

The development, hereby approved, shall be carried out in accordance with the approved Recommendations (RAMs) detailed in section 7 of Ecological Appraisal (including Phase 1 Habitat Survey and Bat Surveys, Appletons, September 2018 – updated 23.09.20, Report Reference 1886-E1A) which provides details of the Reasonable Avoidance Measures and identifies ecological mitigation measures.

The development shall be undertaken in accordance with the approved RAMS.

Reason

To ensure a satisfactory form of development and to afford appropriate protection of protected species and to comply with policy CG1 of Bolton's Core Strategy and the National Planning Policy Framework.

29. ENERGY STRATEGY

The approved development shall be carried out in accordance with recommendations/scheme contained in approved Energy Strategy Statement (version 2, prepared by BriaryEnergy, dated September 2020). The approved scheme shall be installed, retained and maintained in perpetuity thereafter unless agreed by the Local Planning Authority.

Reason

To enhance the sustainability of the development and to reduce the reliance on fossil fuels in order to

comply with Core Strategy policy CG2.

30. APPROVED MATERIALS

The development hereby (including the pump station) approved shall be carried out in accordance with the materials detailed on the approved Materials Plan drawing number NS003_SL_002a, these are:

- Wienerberger Smoked Yellow Multi Gilt Stock
- Wienerberger Terca Windmill Orange Multi
- Wienerberger Warm Golden Buff
- Wienerberger Yellow Multi Gilt Stock
- Forticrete Gemini Slate Grey
- Redland Duoplain Charcoal Grey

The approved materials shall be implemented in full thereafter.

Reason

To ensure the development reflects local distinctiveness and to comply with policy CG3 of Bolton's Core Strategy

31. GENERAL PERMITTED DEVELOPMENT

Notwithstanding the provisions of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or replacing that Order):

- no fences, walls or other means of enclosure shall be erected between the front or side wall of any dwelling and the new estate road which the curtilage of the dwellings fronts or abuts other than those expressly authorised by this permission; and
- no garages, extensions, porches, buildings, outbuildings, oil tanks or dormers shall be erected within the curtilage of (any of) approved dwelling(s) other than those expressly authorised by this permission

Reason

To ensure the development reflects local distinctiveness and to safeguard residential amenity of neighbouring occupiers and to comply with policy CG3 of Bolton's Core Strategy.

32. APPROVED PLANS

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

- Topographical Survey drawing number 8608/03 rev. A dated 25.09.20
 - Site Layout drawing number NS003_SL_001m dated 24.02.21
- Boundary Treatment Plan Drawing no: NS003_SL_004d dated 18.02.21.
 - Materials Plan drawing number NS003_SL_002a dated 01.12.20
 - Site Location Plan drawing number NS003_LP_001b dated 01.12.20
 - Refuse Storage Plan drawing number NS003_SL_003c dated 01.12.20
 - Boundary Treatment Plan drawing number NS003_SL_004d dated 18.02.21
 - House Type Plans and Elevations package dated September 2020
 - House Type Schedule dated 24.02.21
 - Substation Earthing Layout drawing number GTC-E-EA-0001_R7-8
 - Reinforcing Mesh Earth Connection Layout drawing number GTC-E-EA-0001_R1-3
 - Close Coupled Substation Pyramid Roof Detail General Arrangement drawing number GTC-E-SS-0012_R2-1_1_of_1
 - Shed details drawing number ND-24 rev. A dated 15.10.20
 - Landscape strategy drawing number P20-0576.003 rev. G dated 01.12.20

Reason

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

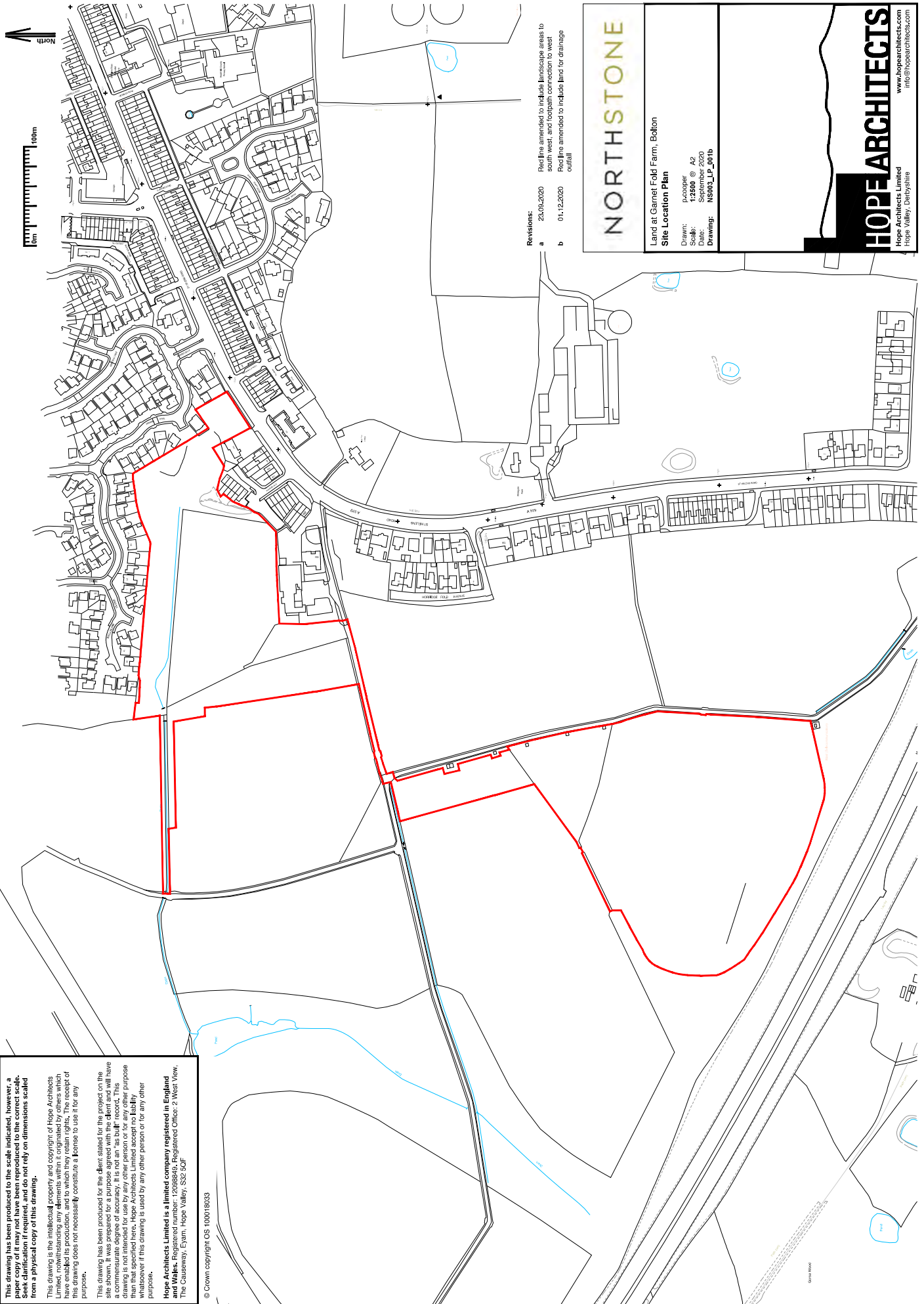
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- Revisions:**
- a 23.09.2020 Red line amended to include landscape areas to south west and footpath connection to west
 - b 01.12.2020 Red line amended to include land for drainage outfall

NORTHSTONE

Land at Garnet Fold Farm, Bolton

Site Location Plan

Drawn: pccogger
Scale: 1:2500 @ A2
Date: September 2020
Drawing: NS03_LP_001b

HOPE ARCHITECTS

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- Revisions:
- a 25.07.2020 Update plan changed, attenuation basin increased.
 - b 27.07.2020 Changes to plots 1, 10, 18, 20, 21, 72, 97, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 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2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 225

Garnet Fold Farm, Bolton

February 2021
1:500 @A1



Schedule of Accommodation			
Private			
1-Bed	40	10	50
2-Bed	70	10	80
3-Bed	110	10	120
4-Bed	110	10	120
Private Total	330	40	370
Affordable Rent			
1-Bed	40	10	50
2-Bed	70	10	80
3-Bed	110	10	120
4-Bed	110	10	120
Affordable Rent Total	330	40	370
Shared Ownership			
1-Bed	40	10	50
2-Bed	70	10	80
3-Bed	110	10	120
4-Bed	110	10	120
Shared Ownership Total	330	40	370
Total	1,000	130	1,130

Proposed Residential Development at
Garnet Fold Farm, Bolton

November 2020
 1:200 @ A1
 NOTE: landscaping is shown indicatively, please
 refer to detailed landscaping drawings for details



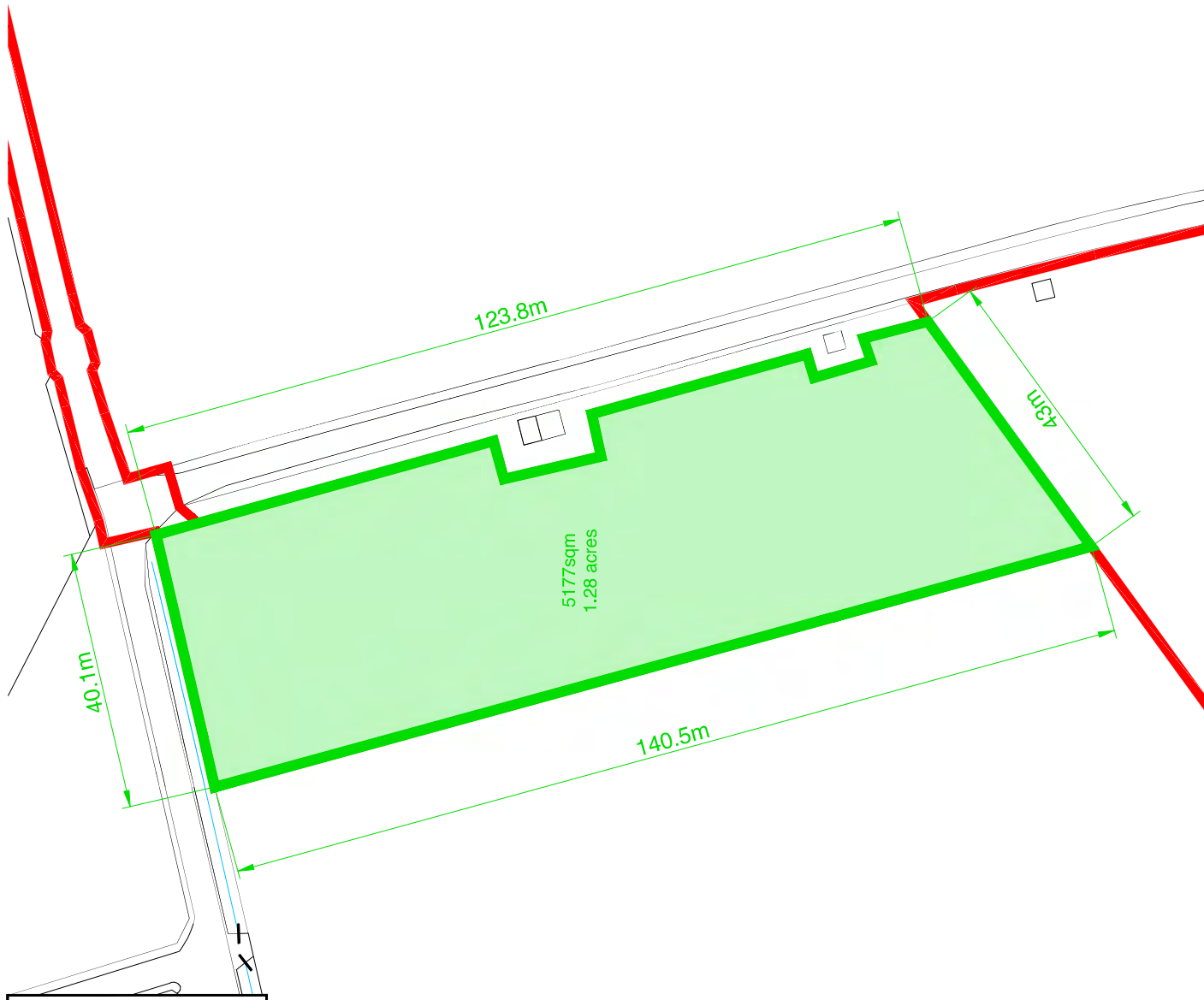
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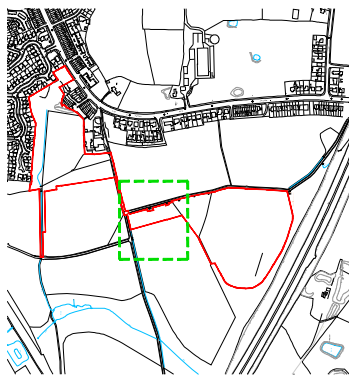
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Key Plan (not to scale)



Revisions:

NORTHSTONE

Land at Garnet Fold Farm, Bolton

Site Location Plan
(extract showing POS dimensions and area)

Drawn: pccogor
Scale: 1:500 @ A2
Date: December 2020
Drawing: NS03_LP_002

HOPE ARCHITECTS

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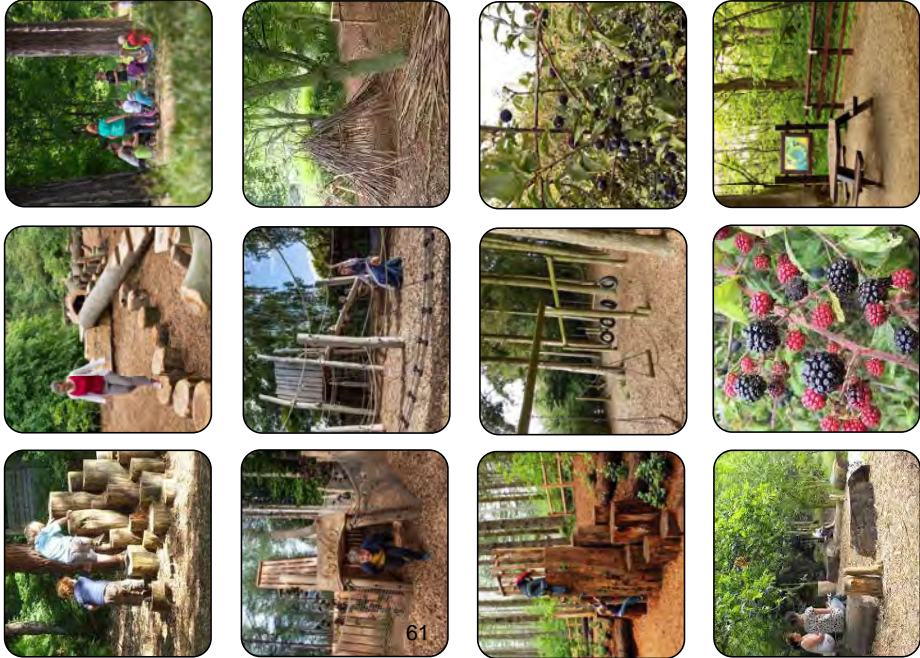
WOODLAND RECREATION
CONCEPT & CHARACTER

The woodland biodiversity and recreation area is located approximately 176m (2 minutes walk) from the proposed development and is accessed via proposed new footpaths within the development and existing PROW, footpath WES118, to the south of the proposed development.

Approximately 0.51ha of new native mixed woodland would provide an inspirational setting for interacting with the natural elements of the environment and therefore natural play is the focus for this area. It is proposed that clearings within the new woodland will house a series of play experiences for a range of ages, including LAP and LEAP equipment and wildflower meadow clearing for informal play.

Further productive landscape areas within the woodland contain plants with edible elements, providing exploration and education opportunities. The edible plants and other details of woodland flora and fauna will be displayed on interpretation boards within the area.

The play equipment should respect and complement the character of the woodland setting and as such the equipment will comprise natural materials where possible.



LAP Play Experiences

The clearing located closest to the entrance to the woodland, comprising approximately 134m², will contain play experiences suitable for toddlers. The equipment will comprise primarily natural materials set within an area of softwood play bark mulch. Where fencing is necessary, this will also comprise natural materials to complement the setting.



LEAP Play Experiences

Situated within 400m of the proposed development, clearings (total area 455m²), within the proposed new woodland will contain play experiences for children who are beginning to play independently. The series of clearings will encourage exploration of the woodland setting, as the children move further into the woodland, along the footpath, to find the next clearing with play opportunities.



KEY

1. Timber Gabled House (3+ yrs) - Jupiter Play & Leisure
 2. Trunk Pile (3+ yrs) - Jupiter Play & Leisure
 3. Mini Basket Swing (2-6 yrs) - Jupiter Play & Leisure
 4. Timber Play Hut (2-8 yrs) - Jupiter Play & Leisure
 5. F16 Fliegenpilz Wooden Toadstool (3+ yrs) - Russell Play
 6. Swinging Horse (under 3 yrs) - Timber Play Ltd
 - 7a. & 7b. Timber play fencing & gate. *FOSPA approved design, conforms to BS EN 1176 for play fences - Jacksons Fencing.*
 8. Variorset Bitburg Multi-play Unit (5+ yrs) - Jupiter Play & Leisure
 9. Cross Scale Swing (3-14 yrs) - Jupiter Play & Leisure
 10. Stepping Sticks (3-12 yrs) - Jupiter Play & Leisure
 11. Inclusive Play Suspended Bridge (under 3-12 yrs) - Jupiter Play & Leisure
 12. Climbing Nest (4-2 yrs) - Jupiter Play & Leisure
 13. Standing seesaw (4-12 yrs) - Jupiter Play & Leisure
 14. Pendulum Swing - (8-14 yrs) - Jupiter Play & Leisure
 15. Ramp Ascent (3+ yrs) - Jupiter Play & Leisure
 16. Play surface material - Softwood play bark mulch. *Tested to BS EN 1177 (1998)*
 17. Rustic Bench - Jupiter Play & Leisure
 18. Rustic Picnic Set, Stark Table & Benches supplied by Furniture International.
- All items / similar items subject to approval.

Indicative Play Details

Proposed Residential Development at

Garnet Fold Farm, Bolton

Client: Northstone

DRWG No: P20.0576.004 Rev: -

Drawn By: LB

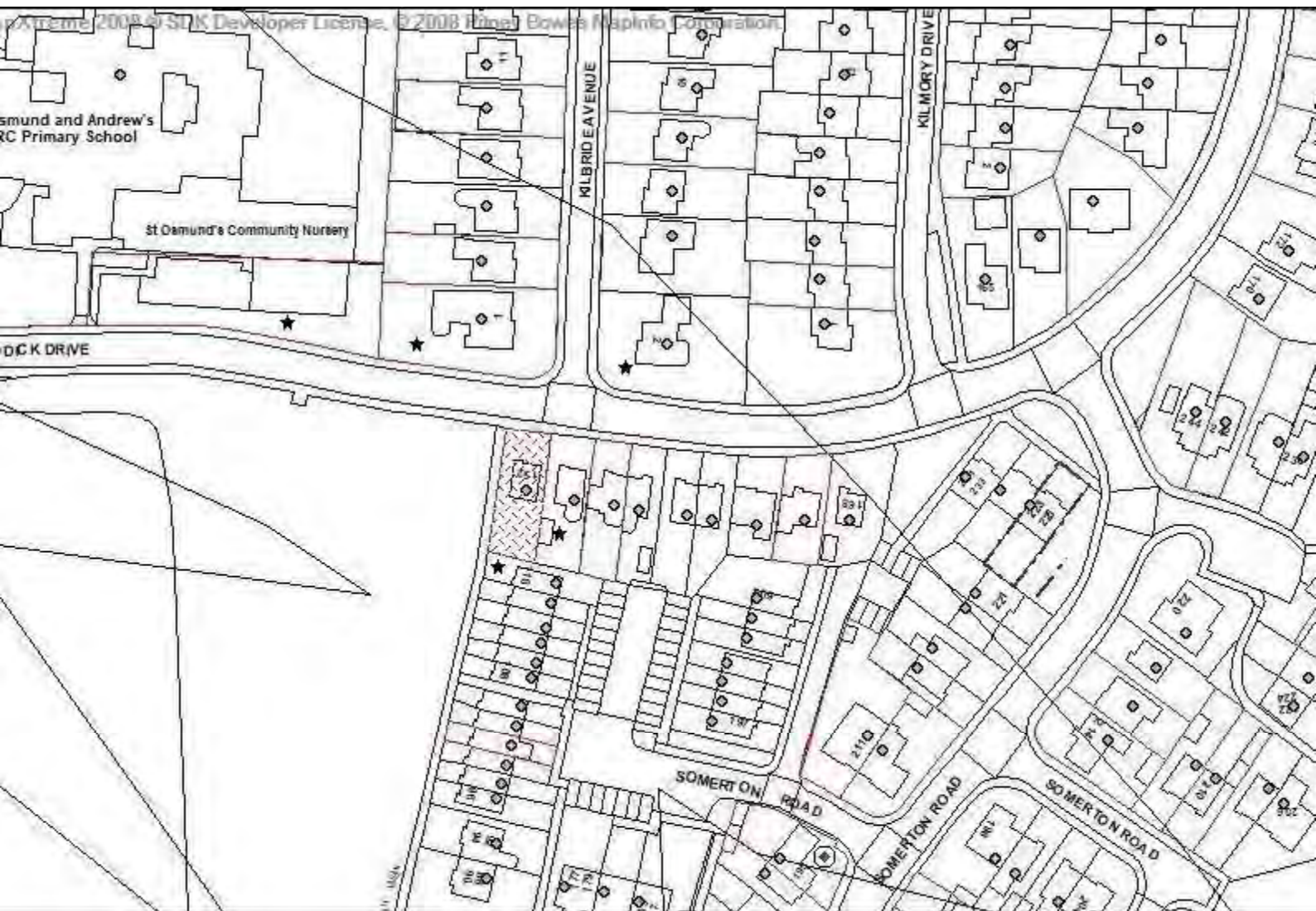
Approved by: KC

Date: 08/09/20

Scale: Not to Scale @ A2

NORTHSTONE

Application number 09526/20



Directorate of Place
Development Management Section

Town Hall, Bolton, Lancashire, BL1 1RU
Telephone (01204) 333 333

Bolton Council

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Date of Meeting: 18/03/2021

Application Reference: 09526/20

Type of Application: Full Planning Application
Registration Date: 07/10/2020

Decision Due By: 01/12/2020
Responsible Officer: Franc Genley

Location: 152 BRODICK DRIVE, BOLTON, BL2 6TZ

Proposal: CHANGE OF USE FROM C3 DWELLING HOUSE TO C2 RESIDENTIAL UNIT (Additional Information received)

Ward: Breightmet

Applicant: Mr & Mrs McGuinness
Agent : PCE Designs Ltd

Officers Report

Recommendation: Approve subject to conditions

Executive Summary

- Proposal seeks to convert detached Class C3 two-storey house, recently extended by as per planning permission: 07607/20.
- Use is proposed as a Class C2 residential care home for 2no. children aged 8-16.
- Two members of staff will be on site at any one time (including overnight) and a third member of staff (manager) during the day.
- Parking in excess of Council standards is provided on site.
- Security measures and access controls are proposed by the operator/applicant.
- Visitors will be restricted and only by way of pre-arranged appointment.
- Some confusion from local residents about what is proposed as application was poorly explained when first submitted.
- Supplementary information now submitted, with consultees and neighbours reconsulted.
- Thirteen local households have objected to the proposal, issues raised are summarised in the representations section of the report.
- Proposal satisfies Core Strategy Policies and aims of National Planning Policy Guidance.
- Principle of proposal is supported and sufficient mitigation is proposed.
- Approval is recommended subject to conditions to address planning matters.

Proposal

1. It is proposed to change the use of the existing Class C3 single family dwellinghouse to a Class C2 Residential Care facility with 24 hour resident supervision.

Summary:

2. The accommodation would house up to 2no. children in care and 2no. associated care staff that would supervise the residents 24 hours. There would also be an Ofsted Registered Manager on-site between 9am and 5pm Monday to Friday. The existing layout (as recently modified in part by planning permission ref 07607/20) would be utilised with the 2 children sleeping upstairs with 24-hour supervision by adult staff. Earlier references to max 3no. children have since been reduced to 2no. by the applicant. A total of 10 staff would be employed on a rota basis.

Core Use:

3. The home will be registered for 2 young people and the ages range will typically be between 8-16. The length of stay depends on the needs of the young people and the aims of their specific care package. The applicant sets out that their company does not promote short stays and frequent turnover of different young people. The applicant expresses their aim is to 'closely emulate a family unit, with onsite staff working extremely hard to make their placements very positive and sustainable'. There will be 2no. overnight staff and each staff member stays on shift for 24.5hours.

Typical Day:

4. A typical day would have 2 staff on for the duration. Any visits from other professionals such as social workers or other professionals will be managed through the home's visitor diary. Management procedures are such that there will be no more than 1no. diarised visitor per day and any such visits will take place between the hours of 10.30am and 3pm. Daily staff hand-over takes place at 10.00am.

Security:

5. The home has a self-locking front door which the applicant says will prevent unauthorised people from entering without staff knowledge. The staff office is situated next to the front door and security lighting is already installed at the front and the back of the property. The home does have an access point for external CCTV to be used however it is not proposed at this stage as the applicant wishes to keep the exterior as close to that of a traditional house as possible. If needed, its vision splay will direct towards the field. New fencing has been erected around the full perimeter of the site.
6. All resident children will have curfews, with times dependent on their age and their individual need and the applicant sets out the links they have with local youth clubs and explains their ethos which seeks to discourage their 'young people' from loitering. The intended management of the home means who is on site and where people are, will be monitored at all times. Such recording arrangements are inspected by Ofsted during statutory inspections. The applicant also states they work closely with GMP and only intend they visit the site when they invite them 'for a coffee and a catch up'.

Noise:

7. The home has been fitted with brand new UPVC all round with restrictors fitted to prevent easy full opening. The home is fully sound boarded throughout. Staff will ensure amplified music is turned off at a 'reasonable hour' and will ensure that before this it is not played at an 'excessive level'.

Antisocial Behaviour

8. The applicant sets out that resident children will be expected to respect the neighbours by not using bad language and keeping voices at normal levels. It is stated that staff are well trained and will manage any instances should they occur. The home will have a strict no drug or alcohol on the premises policy. Internal action will be taken against any young person who doesn't abide by this rule.

Other information:

9. A visit to the home upon placement would take place so the family can see where their child is residing, but this would generally be the only time they do visit. Some residents will not have a family so no family visits beyond the placement visit are permitted. The applicant encourages planned family visits to take place in the community. It is the intention that residents attend

education either at mainstream provision or at the applicant's own independent school, which is situated in Horwich, Bolton. An emphasis is placed on physical attendance, not home-schooling, and the applicant's intention is that the unit of 2 children and 2 staff operates as closely as a 'normal family' as possible.

Built Form

10. No extensions are proposed as part of the proposal, as it seeks to utilise the February 2020 planning approval (07607/20) for the erection of two storey side and single storey rear extensions. The ground floor will comprise a staff office in the side extension, with the hallway, lounge, and kitchen/diner remaining as they are. At first floor, the 4no. 'bedrooms' and single bathroom will remain in the configuration recently permitted by the 07607/20 application, but only 2no. will be used by the children for sleeping. One will be a relaxation room for the children and the other for sleeping staff. The office downstairs will double as a further rest/sleeping area for staff. No further changes are proposed to the building's exterior. A security light has been installed to the rear elevation, and comprises permitted development as it was installed while the house is still classed as a Class C3 dwelling. The existing parking and servicing arrangements are not being altered, having been paved under permitted development tolerances.
11. The two-storey side extensions have been completed as approved, but the single storey rear extension has not been built. The planning permission having been implemented, it remains capable of being constructed at a later date. At present, the main means of access to the garden will remain the existing rear elevation patio doors off the dining room / kitchen.

Site Characteristics

12. Site comprises a detached, two-storey single family dwellinghouse on the south side of Brodick Drive. In 2020 it underwent a two storey side extension after gaining approval for these works via 07607/20. A full width single storey rear extension approved as part of that application has not been constructed.
13. The house sits at the end of a run of similar houses that run to the east. To the west sits a footpath known as Hatherleigh Walk and beyond this are the open New House Farm fields and sports pitches. To the rear sit two rows of terraced houses 'on' Somerton Road. The closest group of these comprise 104-110 Hatherleigh Walk and the front garden boundary of no. 110 would abut onto the rear boundary of the site. Opposite sits the junction of Brodick drive with Kilbride Avenue and to the north west the single storey buildings comprising Little Ozzies Nursery. 100m to the east sits Blackshaw Primary School
14. Site is bounded to the footpath side by a timber fence approx 2m in height. As the footpath drops lower towards the rear of the property, so does the comparative max fence height. No new fencing is proposed by this application but panels appear to have been installed between the previous decision and this submission. The neighbouring property no.154 has a rear conservatory along with a detached outbuilding sited to the rear against the shared boundary with no.152. The front driveway has similarly been surfaced in block pavers between this and the previous approval.
15. The site is not designated by policy within Bolton Council's Allocation Plan.

Policy

Core Strategy Policies SO2 Access to Education, SO5 Bolton's Economy, SO6 Accessibility and Infrastructure, SO9 Crime and Road Safety, SO12 Biodiversity, SO16 Community Cohesion

and Access, P5 Transport, S1 Crime and Road Safety, CG3 Design and the Built Environment, CG4 Compatible Uses, SC2 Cultural and Community Facilities, CG1.2 Urban Biodiversity, RA3 Brightmet.

Supplementary Planning Document: General Design Principles.

National Planning Policy Framework (NPPF).

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.

17. It is therefore necessary to decide whether this proposal is in accordance with the Development Plan and then take account of other material considerations.

18. The main impacts of the proposal are:-

- * principle of development
- * impact on the provision of housing stock
- * impact on the character and appearance of the area
- * impact on neighbouring residential amenity
- * impact on the highway

Principle of Development

19. Core Strategy Policy SC2 states that the Council will ensure that local cultural activities and community facilities are located in the neighbourhoods that they serve. Policy RA3 relates specifically to the Brightmet area and requires development to enhance the townscape through the use of excellent quality design, conserve and enhance the distinctive character of the existing physical and natural environment, and incorporate high quality landscaping and plant species.

A Class C2 'residential institution' of any description by its nature comprises a 'local community service' as referred to in policy SC2. This policy seeks to ensure such uses are provided in the community they serve. The site sits on a school bus route, almost opposite a nursery, within the established residential area. It is thus in an accessible and viable location and, subject to achieving the necessary licensing from Ofsted and other regulatory bodies, capable of serving the needs of the local community.

20. Paragraph 91 within Section 8, 'Promoting healthy and safe communities' of the NPPF states that: "planning policies and decisions should aim to achieve healthy, inclusive and safe places which (amongst other criteria):

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion"

The proposals would satisfy criterion (a) by integrating a Class C2 Residential Institution that performs an essential community function into an existing community – diversifying the type of residents and facilities in the locality. The management and operational arrangements

proposed by the applicant would satisfy criterion (b). These are discussed further in the 'neighbouring amenity' section.

21. Paragraph 92 goes on to say that "in order to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions "should:
- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
 - b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community:..."
- The proposals would satisfy both criterion and accord with the social objective aims of the NPPF to create cohesive, diverse and supportive communities and support services throughout the nation in both villages and urban areas.
22. The Council's Children's Services have set out to officers that there is currently a surplus of spaces within managed care homes within the borough. Although Bolton has plans to return 'Bolton children' currently housed in other local authority areas, a significant proportion of these will be returned to their families and foster care. This means the surplus will not be fully depleted. Children's Services' concern is that the proposed 2-bed care home proposed will increase the surplus by 2 places and they do not support an over provision of accommodation.
23. Whilst the concerns of Children's Services (CS) are noted, Policy SC2 only states that it seeks to ensure such uses are provided in the community they serve. The policy states that 'future demand for cultural and community facilities may be variable, but this policy allows for changes in phasing and specific locations'. Whilst it is stated that there is currently a two-digit surplus of spaces, this will drop as children return. This proposal will only increase the surplus by 2 spaces. Policy SC2 mentions the need for flexible interpretation and as the proposal would only increase the number of available in-borough spaces by a nominal amount, the proposal would satisfy the planning aims of policy SC2 and the NPPF.
24. Thus, the proposal will help diversify the range of services in the local community in accordance with Core Strategy policy SC2 and contribute to the creation of a cohesive, diverse and supportive community in accordance with paragraphs 91 and 92 of the NPPF.

Impact on Character and Appearance of the Area

25. Policy SO11 of Bolton's Core Strategy is a strategic policy and seeks to conserve and enhance the best of Bolton's built heritage and landscapes, and improve the quality of open spaces and the design of new buildings. Core Strategy policy CG3 seeks to ensure that development proposals contribute to good urban design, conserve and enhance local distinctiveness and have regard to the overall built character and landscape quality of the area.
26. Section 12 of the National Planning Policy Framework "Achieving Well-designed Places" identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
27. The house is set adjacent to other homes, but sits at the end of a run of residential homes, adjacent to open, undeveloped land. Having regard for the fact that the site is already classed within the Class 'C' residential use class family as a 'C3 Single family Dwellinghouse' the proposed use would remain residential but change to Class C2 – 'Residential Institutions' where an element

of on-site medical, educational, therapeutic or physical care or supervision is an essential part of the type of accommodation provided. In this case, the applicant has provided additional information in respect of how they intend to operate their permutation of the C2 use for just two resident children in care. If the use is considered acceptable, a condition can be applied to restrict other uses within the wider C2 class from commencing on site without the further grant of planning permission.

28. The development proposes no physical extensions and involves no further external alterations beyond the new security light that is proposed to the rear elevation. The light is discussed in the neighbouring amenity section of this report.

29. For the above reasons, the impact on the character and appearance of the areas is considered to be acceptable and in accordance with Policy CG3 of Bolton Core Strategy.

Impact on Neighbouring Residential Amenity

30. Core Strategy policy CG4 seeks to ensure that 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. Policy S1 seeks to ensure that new development takes into account the need to reduce crime and the fear of crime.

Para 127 of the NPPF sets out that planning policies and decisions should ensure “that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

31. The current proposal would see the application property remain in residential use class, but add a quantum of on-site support, care and assistance for the residents. The number of residents is to be capped at 2 plus 2 resident staff members - and a condition can control this.

32. Fear of Crime: Neighbours have raised a number of concerns in respect of mental health, fear of antisocial behaviour, and conversely - anxieties about how the C2 residents will also be treated by locals. Whilst the fear of these impacts is acknowledged, it is not for the planning system to assume that residents will cause criminal harm or disruption to neighbouring properties. There are separate, established regulatory mechanisms and procedures outside the Planning System within society whereby registered Class C2 institutions are regulated, governed and policed. The NPPF is clear that ‘fear of crime’ is a valid planning concern. However, where an applicant has set out sufficient mechanisms by which to design-out and prevent the identified ‘feared risks of crime’ from occurring, the planning system cannot exceed its parameters and refuse without justifiable, evidenced reasons. Any refusal based on such grounds would likely be overturned at appeal. In this situation, the applicant has proposed a series of management mitigations to set out how the facility will be managed.

33. The Crime Prevention through Design officer at the Greater Manchester Police Service was reconsulted when the revised information was received. The officer responded that the management proposals, as described in the applicant’s letter, were considered to be reasonable for what was being proposed on this site. The Officer sets out that they have discussed the

matter with the GMP Service itself, and are aware that local residents are concerned by the proposal and that the use may have implications for police resources. In order to minimise these potential effects, they recommend conditions limiting maximum residents and staff, the age range of residents and a set of permitted visiting hours and max number of daily visits. The operational pressures a development places on a third-party service such as the Police or NHS are not material reasons for refusal, as those services exist and are legislated outside the planning system. However, there are planning amenity justifications for these conditions (see next paragraph), and for these reasons they can be applied to any recommendation for approval. The revised fencing at the property, although likely to comprise permitted development has improved the security of the rear garden.

34. Noise Impact: The definition of Class C2 uses in the Use Class Order 1987 (as amended) is a 'Residential institution' and it covers a multitude of facilities including but not limited to: 'Hospitals, nursing homes, residential education and training centres where use is for the provision of residential accommodation and care to people in need of care'. The primary function is as a residential institution and is similar to the use of Class C3 dwellings in that the applicant states people will reside here in a format 'as close to a family unit' as is possible.

35. Environmental Health Officers consider that there is the potential for noise to emanate from the interior of the building as a result of the change of use, and suggest a condition be applied for further information 'specifying the provisions to be made to control internally generated noise'. However, they do not set out what noise. The C3 house has been extended in accordance with the recent approval to provide a fourth bedroom and increase the size of the third bedroom so that 4no. double bedrooms exist within the premises, and to provide a home office/living space at ground floor. The detached, extended house is thus capable of hosting a family of 4-8 persons with a use/attendance patterns either similar to or in excess of that generated by the 2no. in-care children and 2-3no. staff proposed by this application. It is noted that no comments have been made by EHO in respect of noise from the garden or anticipated visitor attendance/departure, and so it is concluded that the comments relate to potential noise from raised human voices and/or playback of amplified music or instruments inside the house.

36. None of the other houses have planning conditions restricting the right to shout or play loud music and such conditions would be unreasonable given the low number of occupants. A soundproofing scheme would not prevent windows from being opened nor outdoor noise garden activities from spreading, as it can, unrestricted from neighbouring family homes. It follows that if the use of the premises is well managed and supervised by the duty staff implementing the policies of the registered social care provider, then the use is unlikely to cause regular or ongoing disturbance audible within neighbouring properties. If justified noise complaints are ultimately made to the Local Authority, it remains the responsibility of the facility management to resolve matters and it is within the gift of the EHO service to fine and take action under separate legislation. In this instance the best way of achieving this is considered to be the development and adoption of a noise management scheme by the operator. Such a document would identify potential noisy activities and/or residents and propose appropriate control measures and/or review triggers where necessary. However, as the use is intended to be very similar in impact to that of a Class C3 use, and with regard for the tests the NPPF requires planning conditions to satisfy, a planning condition would only serve to replicate what Environmental Health legislation can already do. Paragraph 183 of the NPPF advises against the planning system duplicating pollution control regimes via conditions where other legislation already exists. As such, the noise management scheme is suggested as an informative, not a planning condition.

37. That said, the applicant has set out an intention to limit diarised visitors to the site to 1no. per

day and to limit visitors to the hours of 10.30 and 15.00 hours. Similarly, they set out a maximum number of resident children (2no.), overnight staff (2no.) and 3no. daytime staff. As all of these matters would assist in limiting the out-of-daytime-hours activity associated with the Class C2 use, there is a legitimate planning need to condition them to safeguard evening and overnight amenity enjoyed by neighbours. Conditions in respect of these matters would thus meet the tests of the NPPF and offer enforceable controls to the planning service. The specific nature of the use can be further tied down by way of a conditional restriction of the use to specifically that applied for (ie a class C2 residential care facility for 8-16year olds). As is the case anywhere, none of these would prevent emergency attendance as necessary by an eligible third party service provider.

38. Lighting Impact: EHO have suggested conditions requiring, before the commencement of the use, the submission and approval of an external lighting scheme to control the direction and intensity of any lighting realised on site. However, the applicant has confirmed that no further lighting is proposed other than the PIR security light proposed to be mounted on the rear elevation in-between the ground and first floors. No details are provided for the light, but it would be positioned to point downwards and away from the house, illuminating the ground, not the garden. The condition suggested by EHO can be adapted into once to govern the light as is proposed, and to include the wording 'no other external lighting'. Once the Class C3 uses ceases, the property will cease to possess domestic permitted development rights, other than those associated with fencing/means of enclosure. The condition would be sufficient to prevent any spillage of light to nearby gardens or habitable room windows.

39. Subject to the above suggested conditions and informative, the planning impacts of granting permission for a Class C2 care home use here are considered compatible with surrounding dwellings. Mitigations proposed by conditions are sufficient and do not overstep the ability of other matters to be appropriately regulated by the relevant governing body or authority. The requirements of Core Strategy policy CG4 and the NPPF have been satisfied.

Impact on the Highway

40. Paragraph 102 of the NPPF states that planning decisions should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure; safe and suitable access to the site can be achieved for all people; and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

41. Policy SO9 of Bolton's Core Strategy is a strategic objective and seeks to, amongst other things, improve road safety. Policy P5 seeks to ensure that new development takes into account accessibility, pedestrian prioritisation, public transport, servicing, parking and the transport needs of people with disabilities. Policy S1 seeks to promote road safety. The Council has also adopted the Accessibility, Transport and Road Safety SPD which requires new development to reduce the need to travel by car, and encourage people who live, work and visit to walk, cycle and use public transport.

42. The proposed level of existing in-curtilage parking provision shown on plans (3 spaces) exceeds the Councils maximum parking standards for the C2 class use. Highways Officers comment that, having considered the supporting information indicating how the facility will be operated, and the number of children/staff that will be on site at any one time, it is their view that the operation will

likely be accommodated with minimal additional detriment to the operational capacity of the highway network. On this basis, and subject to a condition requiring the car parking be made available at all times the facility is in use, no reasonable objections are raised by Officers on highway grounds.

Drainage

43. From consultation with the Environment Agency's Flood Risk Maps the area sits within Zone 1 with no historic or projected identified risk from river, coastal flood water or standing water from runoff. Permanent sleeping accommodation remains to the first floor. No significant floodrisk has been identified from statutory resources.

Conclusion

44. For the reasons stated above, the proposed change of use is considered to comply with the aims of the policies against which it has been assessed this report.

45. Suitable conditions are proposed to address all aspects identified in this report in need of further control or ongoing mitigation. Subject to their inclusion on any decision notice, the proposals are considered acceptable.

46. The application is recommended for approval on this basis.

Representation and Consultation Annex

Representations

Letters

Objections were received from 13no. local households. At the time of this report being finalised 5no. of these had written in with updated comments following the receipt of new information.

Traffic Concerns

- 47. Roadway already busy from school traffic, on site parking would be insufficient;
- 48. School traffic zooming past house makes exiting drive difficult;
 - Council allowed school to expand, worsening traffic for residents;
 - Don't believe the use will only generate two cars, where will the 10 staff park?;
 - Busy bus route and business use would add to traffic.

Officer Response: The matters above are addressed in the main report. Despite a potential for 10 rota'd staff, only 2-3 staff will be on site at any time. The site is on a school bus route, and has space for 2 cars, exceeding the Council's standards.

Nature of Use

- Purpose of unit not clear, residents either vulnerable or present a danger to themselves/the area;
- Type of resident placed there could lead to an increase in disruptive behaviour in locality;
- Area is a Class C3 residential area and must be maintained as such;
- Use will destroy elderly resident's right to a peaceful neighbourhood;
- Use of house for people with learning difficulties, mental health and substance abuse would compromise safety of children, preventing them from using the visible bus stop, the open playing fields and walking past the site to schools and nursery;
- Use presents a safeguarding risk to children in local schools;

- Concerns that the age range will change to include adults;
- Applicant assumes everyone goes out in the day, but many neighbours are retired at home;
- Possible CCTV would infringe neighbour's privacy;
- All of Hatherleigh Walk and houses opposite can be overlooked from the house;
- Additional resources that might be needed would further inconvenience neighbours;
- Risk that premises will also be used as a drop-in centre, with catastrophic results (not explained);
- Unlikely that 10 part time staff will be able to ensure 24-hour supervision, with impacts on the community;
- Concern that the use will attract drug dealing, making going out in the evening dangerous;
- If teenagers congregate outside the premises there would be noise issues for neighbours.
- Proposed use will detrimentally affect the social conditions of the local and wider community.

Officer Response: Details of the proposed use as a care home for children have been contained on the plans since submission. Further details have been submitted setting out how the use will operate, and with how many residents and staff. Contrary to neighbour concerns, the application does not propose to operate as a drop-in centre, a SEND unit, a drug dependency unit, a mental health unit or any other such facility. It is not anticipated that this will present a risk to other children or people in the local neighbourhood. The proposed use is as a Class C2 residential children's home with 24 hour supervision and controlled access. CCTV can be installed on a domestic house with no need for planning permission, none is proposed here. The house in C2 use will retain the same outlook and interface distances as it does as a class C3. The issues associated with neighbour concerns, and the fear of crime have been addressed in the main report.

General

- No supporting documents or planning statement submitted, leaving residents in the dark;
- Not clear why a house in this location is required for use as residential care home;
- Applicant's address gives site address even though nobody lives there; and
- Applicant has sought to deceive the Council by filling in the forms incorrectly

Officer Response: As submitted the proposal lacked sufficient information and officers requested further details. This was submitted and fresh consultation undertaken. The previous application did not establish the principle of a Class C2 use as it only sought permission for domestic extensions to what was (and still is) a domestic house. No substantive errors that affect the processing of this application have been noted on the forms.

Non-material

A number of additional comments have been made, none of which are material considerations in the assessment of this application as follows:

- Proposed use will devalue surrounding homes and make it hard to sell own homes;
- Applicants are directors of a car home group AND a property company but have never lived at property;
- Applicants seek to make a profit at the expense of local community;
- Residents may commit crimes outside of the house, to neighbouring houses and be rude or intimidating;
- Believe there is an intention that no.169 Brodick Drive will become a children's home;

- Failure to build the rear extension permitted by 07607/20 is a breach of planning permission;
- Fences have been erected at 2.4m height not 2.1m as previously shown on approved plans;
- With approved permission for a ground floor office, does this mean they can go ahead without permission?;
- Parking has increased at the site from 1 to 2 spaces, without permission;
- Planting and trees removed from front garden during construction of extensions;
- Original application 07607/20 was obtained by deceit, this proposal should therefore be refused;
- Applicant's claims that locals support the proposal as they walk past the site are untrue; and
- Reconsultation letter contained an error referring to a noise survey that didn't exist.

***Officer Response:** The omission of the single storey rear extension from the build out of 07607/20 is not a breach of permission. No changes to fences are shown on drawings accompanying this application. Height of land outside site falls away and site photos confirm fence heights are unlikely to breach PD rights. Fences sit to north of 110 Hatherleigh, having no impact on sunlight and the rear garage/outbuilding behind to no 154 mitigates any height along this boundary. The trees and hedges on site were not protected and no permission was needed to remove them. The car parking arrangements proposed as part of this application reflect the site as they exist now. The error on the reconsulation letter was addressed and an 'erratum' note placed online on the case file explaining to neighbours how the error came about and clarified what new information had been received. All other matters are not material planning objections.*

Petitions

None

Elected Members

Cllrs Newall and Warren have communicated concerns, raised by a number of local residents, about the proposals to officers. In the event that a recommendation for approval was made by officers both Councillors requested that the case be presented to committee. At the time of their initial enquiries, the application was not supported by the detail latterly submitted. At that time, Councillors were informed that efforts were underway to secure further information and satisfied that in the event of no amendments, officer would refuse the proposal on grounds of insufficient supporting information. Revised information was provided, sufficient to address officer concerns and the case was thus prepared for consideration at committee.

Consultations

Advice was sought from statutory consultees: Highways, Education, Public Protection, Children's Services and GMP Crime Prevention through Design officer. Children's Services responded with objections on grounds detailed in the main report. All other consultees responded, some requesting conditions but none objecting.

Planning History

07607/20 - Erection of part single/part two storey extension at side and single storey extension at rear – Approved 27.02.2020

Recommendation: **Approve subject to conditions**

Recommended Conditions and/or Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before the approved/permitted development is first brought into use no less than 2 car parking spaces with minimum dimensions of 5.5m by 2.4m shall be provided within the curtilage of the site frontage in accordance with the approved site plan. Such spaces shall be made available for the parking of cars at all times the premises are in use.

Reason

To ensure that adequate provision is made for vehicles to be left clear of the highway and in order to comply with Bolton's Core Strategy policies S1, P5 and Appendix 3

3. Before any part of the buildings hereby approved are first brought into use as the Class C2 residential home hereby approved all external lighting/floodlighting installed on the building shall be modified so that the beam angle of any lights directed towards any potential observer are below 70 degrees. The lights shall be retained in this manner thereafter.

Reason

To safeguard the character and appearance of the locality and to prevent light pollution and in order to comply with Bolton's Core Strategy policies CG3 and CG4

4. The premises shall be used for Class C2 residential care home purposes for the supervised domestic care of up to 2no. children between the ages of 8 and 16 years, with a minimum of 1no. member of staff for each child in residence at all times; and for no other purpose (including any other purposes in Class C of the Town and Country Planning (Use Classes) Order 1987 (England) (As amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason

For the avoidance of doubt as to what is permitted.

5. This permission shall enure for the benefit of the applicant 'The Achieve Group' and be carried out in ongoing accordance with the details accompanying the application and comprising the approved plans and supporting statement received on the 8th February 2021.

Reason

In the view of the personal circumstances of the applicant and in the light of the assurances given as to how the development applied for will be carried out.

6. The Class C2 premises subject of this consent shall not accept more than 1no diarised visit to the premises per day, and the diarised visits shall only take place between the following times:-

Monday to Friday - 10.30 - 15.00 hours

Saturday - 10.00 - 16.00 hours

Sunday - 11.00- 14.00 hours

Clarification. Staff engaged in work at the site, and children in residence do not comprise visitors.

Reason

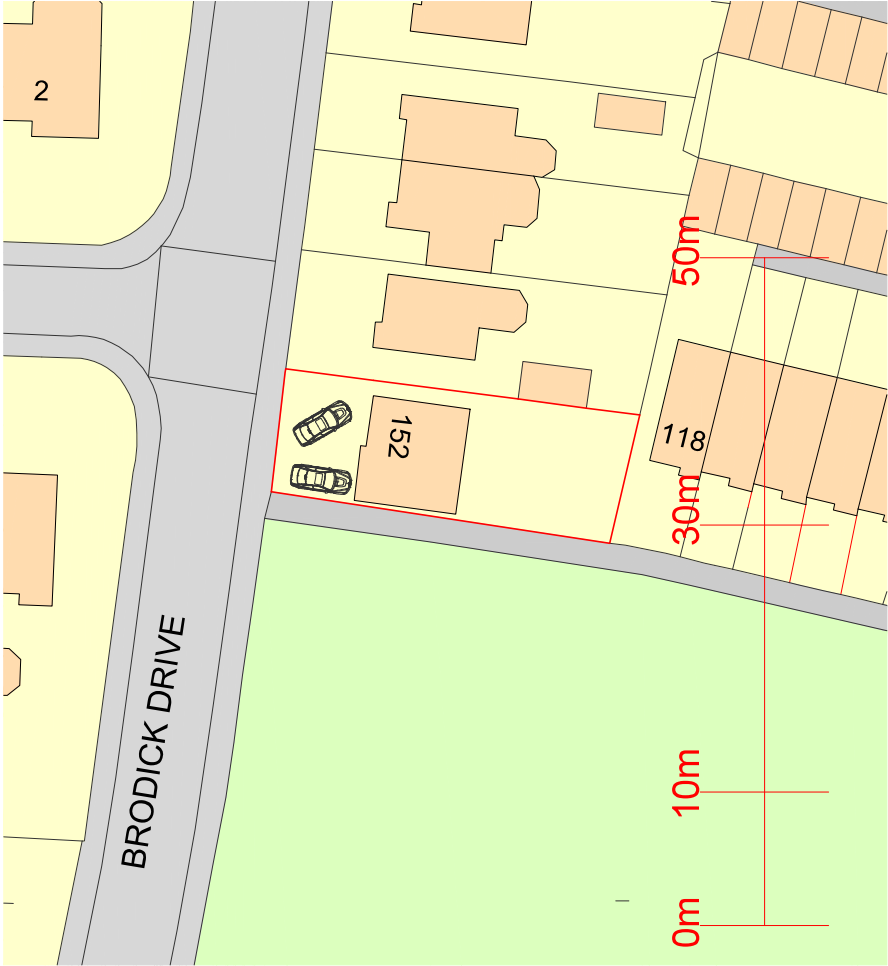
To safeguard the living conditions of residents and the amenity and character of the area with regard to noise and/or disturbance and in order to comply with Bolton's Core Strategy policies CG3 and CG4.

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

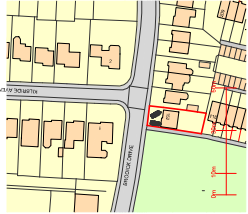
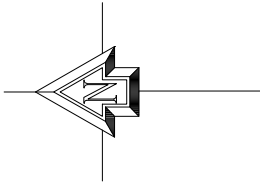
PCE-McGuinness-Certificate Drawing (Amended) - Received 4 March 2021

Reason

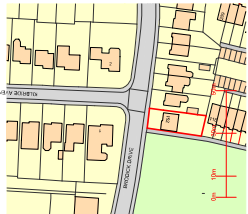
For the avoidance of doubt and in the interests of proper planning.



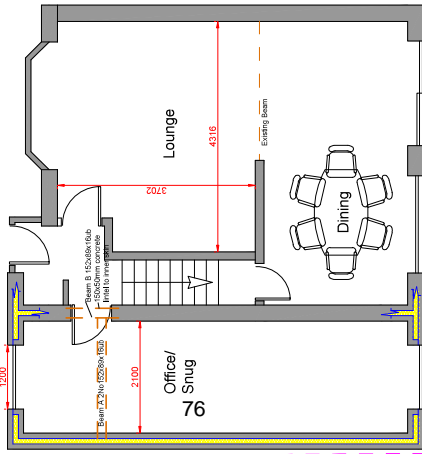
Change of use from C3 dwelling house to C2 residential institution (children's Home). The property will remain the same internal and externally. All room to remain same size only use to be altered.
Staff, there will be 10 staff employed on a rota bases. Only 3 staff members will be on site at any one time. Parking. Existing parking to remain located at the front of the property.
Children: Maximum number of 3 children to be on site at any one time. On average children are expected to be in the care setting for approximately up to 1 year.



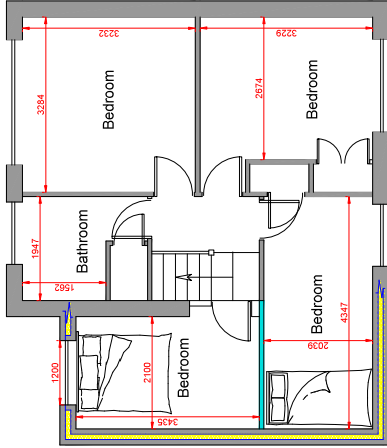
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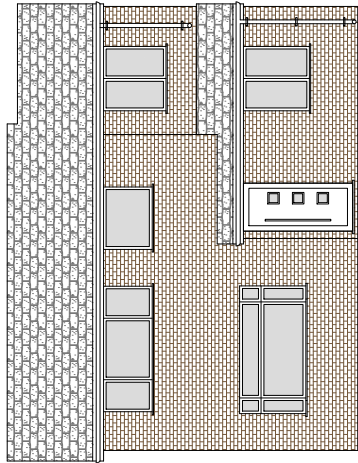
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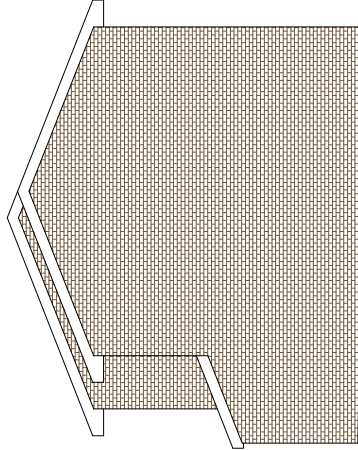
Existing Ground Floor Layout



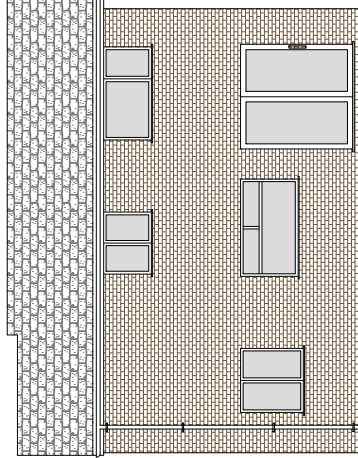
Existing First Floor Layout



Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation

Proposed Change of Use at:

152 Brodick Drive
Barton
BL2 6TZ

CLIENT: Alison McGuinness

CONTRACT No: PCE-McGuinness-September-20

DATE: 16th September 2020

SCALE: 1:50, 1:500, 1:1250 @ A1

DWG No: PCE-McGuinness-Change of Use

L.A.: Bolton Borough Council

AMENDMENTS:

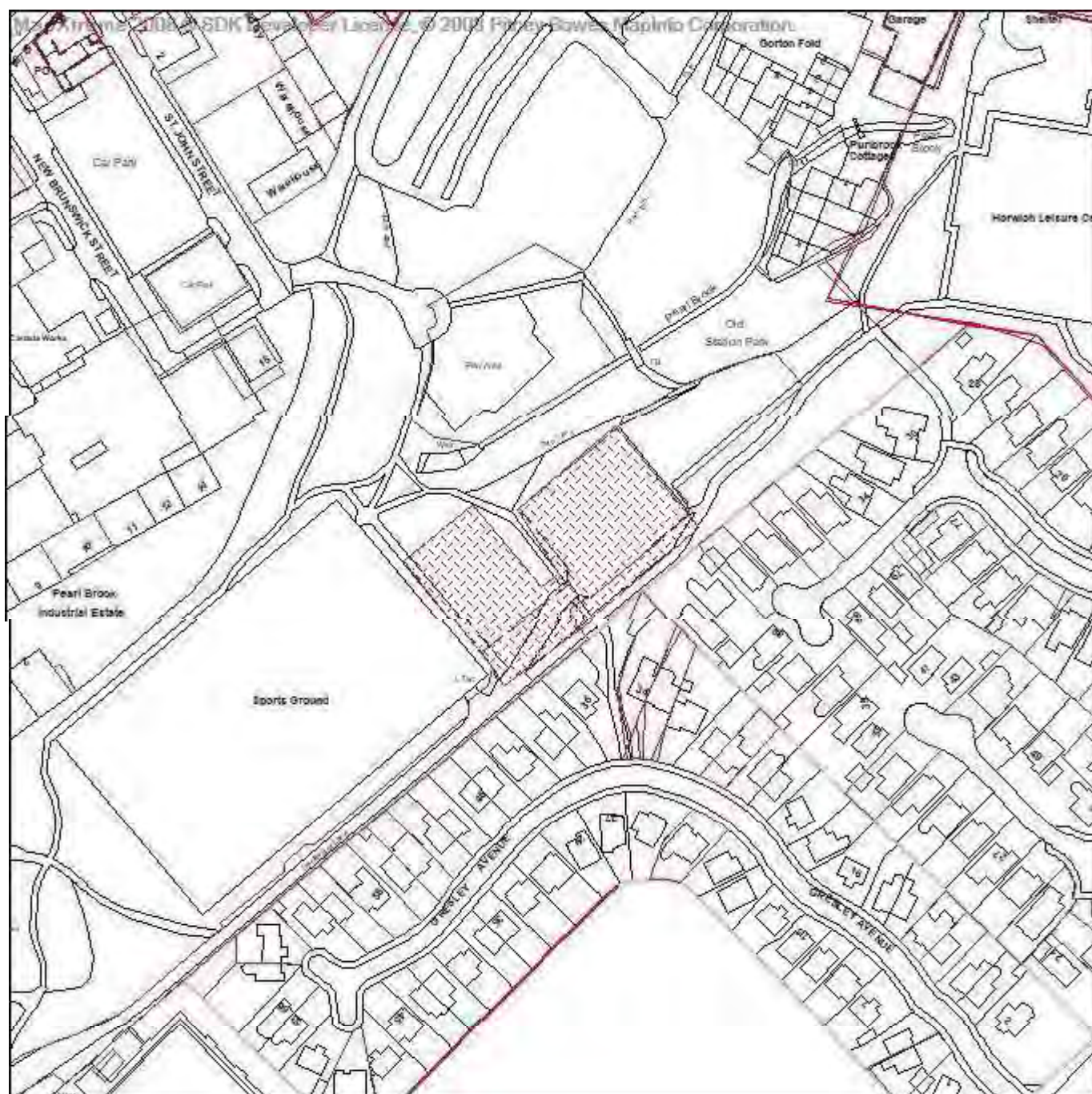
DATE:



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Euxton
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PCE DESIGNS LTD

Application number 10059/20



Directorate of Place
Development Management Section

Town Hall, Bolton, Lancashire, BL1 1RU
Telephone (01204) 333 333

Bolton Council

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Date of Meeting: 18/03/2021

Application Reference: 10059/20

Type of Application: Full Planning Application

Registration Date: 12/01/2021

Decision Due By: 08/03/2021

Responsible Officer: Kara Hamer

Location: OLD STATION PARK , CHORLEY NEW ROAD, HORWICH, BOLTON,

Proposal: CONSTRUCTION OF TARMACADAM SURFACE AND WELD-MESH FENCED MULTI-USE GAMES AREA TO REPLACE EXISTING FACILITY WHICH WILL BE RESTORED AS GRASSED PARKLAND.

Ward: Horwich and Blackrod

Applicant: Bolton MB Council

Agent : Dept of Place, Neighbourhood Services

Officers Report

Recommendation: Approve subject to conditions

Background

- The application is before Members at Planning Committee as this is a Council led development.
- One letter of objection and one general comment have been received. Horwich Town Council has also objected. Concern is raised that the proposal is a smaller facility than the existing.
- For the reasons discussed below it is considered that the proposed MUGA would not harm the function and appearance of the park and would not unduly harm the amenity of neighbouring residents.
- Members are therefore recommended to approve this application.

Proposal

1. Planning permission is sought to construct a new Multi Use Games Area (MUGA) within Old Station Park, on the site of a former MUGA, which has been used as a temporary car park for the new leisure centre. The other half of the former MUGA/temporary car park area will be taken up and returned to park grassland as part of the proposals. The proposed new site is between the existing all-weather pitch and the existing play area to the north west. The new MUGA would measure 36 metres by 21 metres. The tarmacadam surface area for the proposed new MUGA facility measures 756m².
2. The applicant has stated within their submission that since it was originally built in the 1970s, Old Station Park has had more and more facilities introduced to the extent that it is now little more than a recreation zone rather than a park. When the former MUGA was utilised as a temporary car park and was going to need refurbishment it was identified by the Council that there was an opportunity to relocate it, aggregate the sports facilities on a slightly smaller footprint and introduce a less busy, quiet space, as you would expect to find in most town parks.

3. The applicant adds that the importance of parks as places for quiet contemplation and mental health benefits, in addition to physical exercise, have been re-enforced by the impact of Covid restrictions over the last year and this proposal seeks to broaden the appeal of Old Station Park to the less active members of the local community.

Site Characteristics

4. The application site is located within Old Station Park and comprises an area of park to the south west of the existing play area adjacent the private Drinkwater Lane. Drinkwater Lane is accessed off Chorley New Road (A673) to the west of the park. Gates and hoardings have been installed at the lane's entrance onto Chorley New Road. There are existing streetlights along Drinkwater Lane.
5. The main part of the application site is sited to the south of Pearl Brook (which runs through the park), to the north east of the sports ground and to the south west of the new leisure centre. Existing footpaths run along the south eastern and north western sides of the MUGA.
6. To the south east of the proposed MUGA are the rears of the houses at 34 to 40 Gresley Avenue. The rear gardens of 36 to 64 Gresley Avenue adjoin Drinkwater Lane to the south east.
7. A number of trees are sited adjacent the application site, within the park.
8. Old Station Park is an allocated recreation site within Bolton's Allocations Plan.

Policy

9. Core Strategy Policies: P5 Accessibility and Transport; S1 Safe Bolton; CG1 Cleaner and Greener Bolton; CG3 The Built Environment; CG4 Compatible Uses; OA1 Horwich and Blackrod.
10. SPD General Design Principles; SPD Accessibility, Transport and Road Safety.
11. National Planning Policy Framework (NPPF)

Analysis

12. 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.

13. The main impacts of the proposal are:-

- * impact on the character and appearance of the area
- * impact on the amenity of neighbouring residents
- * impact on the highway
- * impact on flooding

Impact on the Character and Appearance of the Area

14. 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 OA1 specifically concerns development in Horwich and Blackrod and states that the Council will conserve and enhance the character of the existing landscape and physical environment.

15. Old Station Park is a long established park. The existing MUGA was in a dilapidated state prior to being used as a site compound and car parking during and after the building of the new Horwich Leisure Centre. It was constructed in the early 1990s and so was nearly 30 years old. The North side of the site was constructed for football and basketball with a dividing fence to the South of the area which was utilised for tennis. The surfaced area measured 1172 sq. metres prior to its use as a site compound. During the building of the new Horwich Leisure Centre the fencing was adapted to securely enclose the area as a site compound. The surface, constructed for recreational use, was utilised for a site compound and heavy vehicular loads and construction plant. The developer also laid a cable trench for floodlighting cables from the Leisure Centre and through the MUGA surface. Following its use as a site compound, the site was patched up and marked out for temporary use as a car park.
16. The tarmacadam surface area for the proposed new MUGA facility measures 756 sq. metres. The siting has been carefully placed to be well clear of all existing mature trees, in consultation with the Council's Tree and Woodland Manager. The MUGA is sited over 4 metres in excess of the nearest Root Protection Zone (RPZ). No tree crowns or root zones are affected by the proposal. The Council's Greenspace Management Officers were consulted and comment 'The proposed development would not cause any significant impact upon biodiversity of the area, if consent is granted. There is no loss of habitat and a net gain in amenity grassland'.
17. To construct the new MUGA it is proposed to re-use some of the surfacing material salvaged from the existing MUGA facility and from the site compound. Following the removal of this stone material, the existing MUGA facility and site compound will be reinstated as grass surface and restored as parkland. Minor footpath reinstatement works will be necessary to the South corner of the new MUGA, otherwise, footpaths should not be affected. There are no Public Rights of Way through Old Station Park.
18. The fencing to the New MUGA is to be 5 metre high ends with 3 metre by 3 metre return / strengthening panels. The long side closest to the former MUGA is fenced to 1.5 metre high whilst the side closest to the All-Weather Pitch is to be left open. The open side allows access by park maintenance vehicles. The proposed 5 metre high end fence is 2 metre lower than the adjacent All-Weather Pitch along Drinkwater Lane and matches the adjacent 5 metre All-Weather Pitch side fence. Fencing is proposed to be Moss Green (RAL 6005) to match the colour of the existing All-Weather Pitch. The fencing material construction will be similarly paladin welded mesh. The area can be marked out with lining paint for a variety of sports as required, through the Council's Greenspace Manager. Goals are proposed to be supplied and installed as stand-alone units set in concrete with crossbar heights set at 1 metre. The applicant states that this low height encourages younger players and for footballs to be kept low. No floodlighting is proposed for this new MUGA. The Council's Greenspace Management Officers were consulted and raised no objections to the proposal.
19. It is considered that the proposed development would not be contrary to Policies CG3 and OA1 of Bolton's Core Strategy.

Impact on the Amenity of Neighbouring Residents

20. 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.

21. The proposed MUGA is sited to the rears of the residential properties on Gresley Avenue (34 - 40). The proposed new MUGA is sited slightly further away from adjacent dwellings than the former siting. The closest fence-to-house measure was 13.5 metres; this will become 17.4 metres, albeit in the new location. This siting also avoids the existing cable trench for the adjacent floodlights.
22. There will be an element of disturbance to neighbouring residents by the nature of the proposed use (such as noise from balls and people's voices), however it is considered that the park and the facilities are long established and neighbours are used to noise from games.
23. The Council's Pollution Control Officers have raised no objections to the proposal.
24. No additional lighting is proposed for the MUGA. Existing streetlights (lighting columns) are already located along Drinkwater Lane and along the footpaths that bound the area proposed for the MUGA. These lights are linked to the existing streetlight system in the area and therefore are not in use during daytime hours.
25. It is considered that the proposed MUGA would not unduly harm the amenity of neighbouring residents, compliant with Policy CG4 of Bolton's Core Strategy.

Impact on the Highway

26. Policy P5 of the Core Strategy states that the Council will ensure that new developments take into account [amongst other things] parking, in accordance with the parking standards set out in appendix 3. Policy S1.2 states that the Council will promote road safety in the design of new development.
27. It is not considered that there are any access issues with the proposed new MUGA. The facility will be designed with smooth level access and all the paths in the park are tarmacadam surfaced.
28. Parking is located outside of the park boundaries and there is a public car park on St John Street. There are several park access points including at Horwich Leisure Centre and via Church Street, and Chorley New Road.
29. It is not anticipated that the proposal would generate a negative impact on local traffic volumes, flows or safety, compliant with Policy S1.2 of Bolton's Core Strategy

Impact on Flooding

30. 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 and ensuring a sequential approach is followed, concentrating new development in areas of lowest flood risk.
31. The new MUGA will be less than two thirds the size of the former facility and so the drainage requirements will be similarly reduced. The former and the proposed MUGAs are both within Flood Zone 1. Pearl Brook is located just 17 metres from the proposed new MUGA and 15 metre from the former MUGA.
32. Surface water from the former MUGA flows to the South corner, from where it flows in a sewer to emerge in Pearl Brook. The existing gully collection points are currently silted up. The footpath

gully pots alongside the proposed new MUGA were 'over provided' to deal with localised flooding from the All-Weather pitch in the past. This flooding has been rectified, when the All-Weather Pitch was recently resurfaced. These footpath gully pots also discharge to Pearl Brook. Therefore, the new MUGA will lead to reduced discharge to Pearl Brook, once the former MUGA facility is restored to park grassland. United Utilities were consulted and raised no objections to the proposal.

33. It is considered that the proposed development would not be contrary to Policy CG1.5 of Bolton's Core Strategy.

Conclusion

34. For the reasons discussed above it is considered that the proposed MUGA would not harm the function and appearance of the park, would not unduly harm the amenity of neighbouring residents, would not jeopardise highway or pedestrian safety and would not lead to flooding. Members are therefore recommended to approve this application.

Representation and Consultation Annex

Representations

Letters:- One letter of objection been received. This raises the following concerns:

- * Smaller facility proposed therefore loss/erosion of local provision;
- * The new MUGA is half the size of the old one;
- * Any new provision as per National Planning Policy Framework should be replaced with equivalent or better than;
- * Need plans for the entire park, which have been through public consultation.

Officer comment: The applicant has stated within their submission that since it was originally built in the 1970s, Old Station Park has had more and more facilities introduced to the extent that it is now little more than a recreation zone rather than a park. When the former MUGA was utilised as a temporary car park and was going to need refurbishment it was identified by the Council that there was an opportunity to relocate it, aggregate the sports facilities on a slightly smaller footprint and introduce a less busy, quiet space, as you would expect to find in most town parks. The proposal seeks to broaden the appeal of Old Station Park to the less active members of the local community.

The applicant has also stated that the proposals were not consulted on at the Two Towns Forum, as indicated by the objector, they were on informal display and informal comment was given by a small number of people who viewed them. Unfortunately the Covid restrictions have meant that the Forum has not met since. The proposals were discussed by the Horwich District Centre Steering Group on 26th January 2021 which was attended by a number of Bolton Councillors who represent Horwich. There were no negative comments regarding the proposal to relocate the MUGA.

One letter of comment has also been received, which raises concern as to whether the proposed 5 metre high fence would be tall enough to prevent ball loss during play.

Officer comment: the fencing is proposed at a low level to encourage younger players and to encourage them to keep the ball at a low level. The proposed goals are also low in height.

Horwich Town Council:- raised an objection at their February 2021 meeting owing to concerns at loss of sporting recreational facilities at new Leisure Centre; "this application is a downgrade in size compared to the previous facility; request for application to be deferred until the larger plan (part of the town centre regeneration proposals) is looked at; Horwich should be compensated for the loss of recreational facilities at the same time as its population is increasing".

Consultations

Advice was sought from the following consultees: Drainage Officers, Greenspace Management Officers, Landscape Officers, Tree Officer and Pollution Control Officers.

Related Planning History

Change of use 01803/17 from temporary contractor's compound and access path to public car park with access from Chorley new road for a temporary period of twelve months was approved by Planning Committee in October 2017.

Planning application 96141/16 was approved at Planning Committee in May 2016 for:

Part A: Full application - erection of new leisure centre following demolition of existing car park.

Part B: Outline application (all matters reserved) - erection of primary care centre following demolition of existing leisure centre.

Recommendation: Approve subject to conditions

Recommended Conditions and/or Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be constructed entirely of the materials details of which are shown on plan ref:

Layout and Tree Survey Plan, 003, February 2020
Wire Frame Isometric, 004, February 2020

Reason

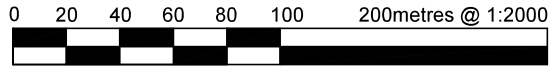
For the avoidance of doubt as to what is permitted and in order to comply with Bolton's Core Strategy policy CG3

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

Location Plan, 002, Rev A, February 2020
Base Plan, 001, February 2020
Layout and Tree Survey Plan, 003, February 2020
Wire Frame Isometric, 004, February 2020

Reason

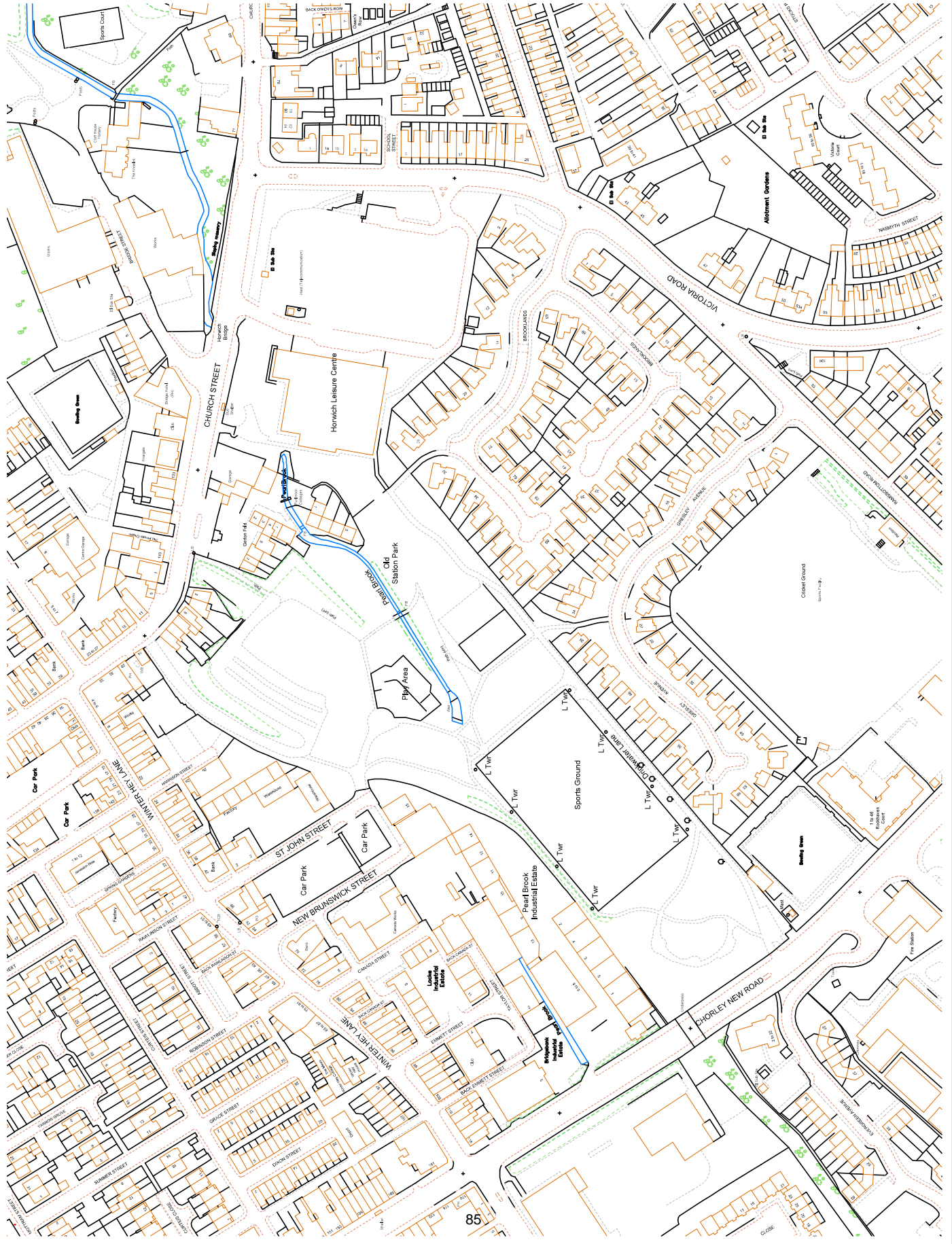
For the avoidance of doubt and in the interests of proper planning.

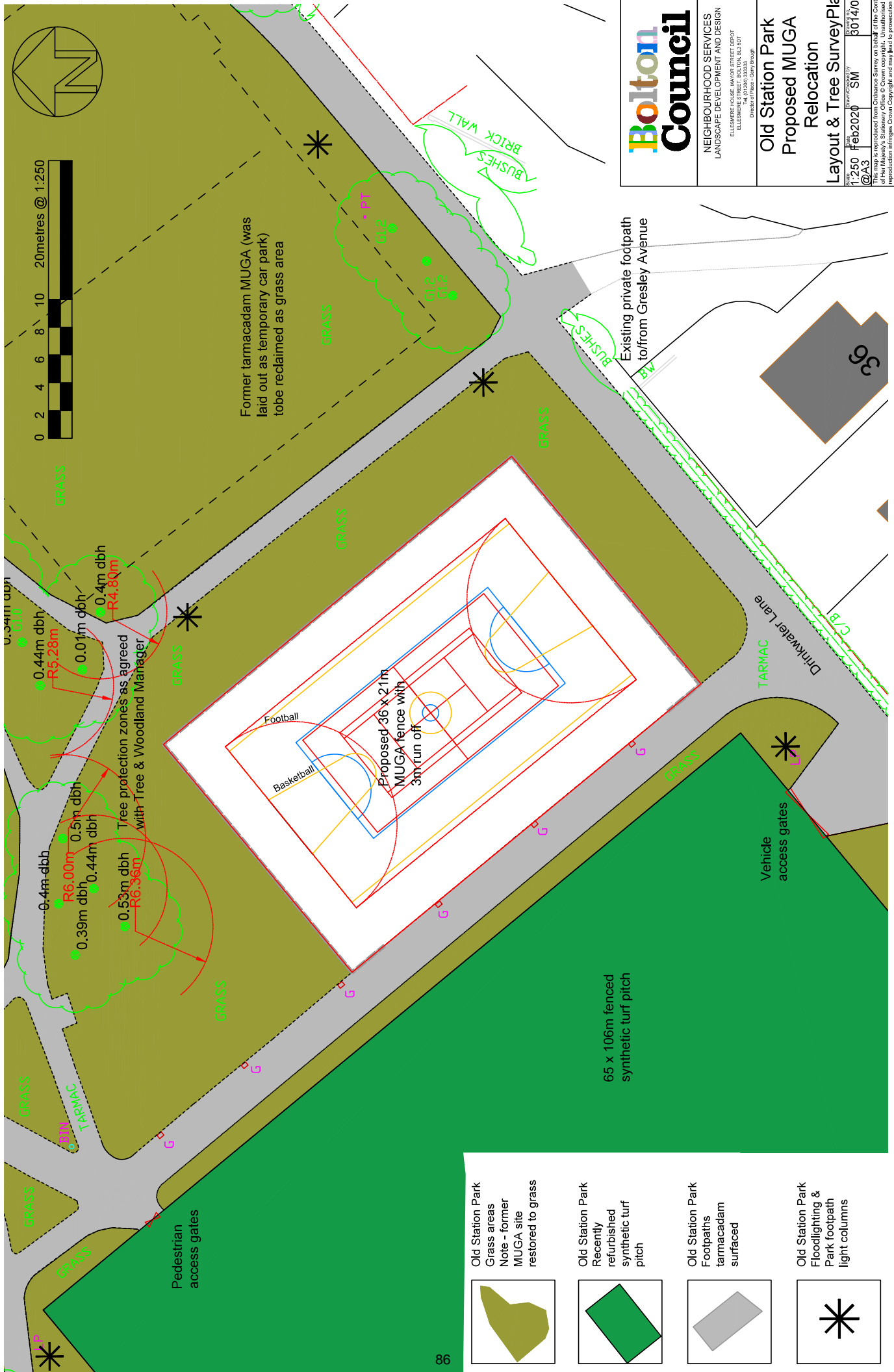


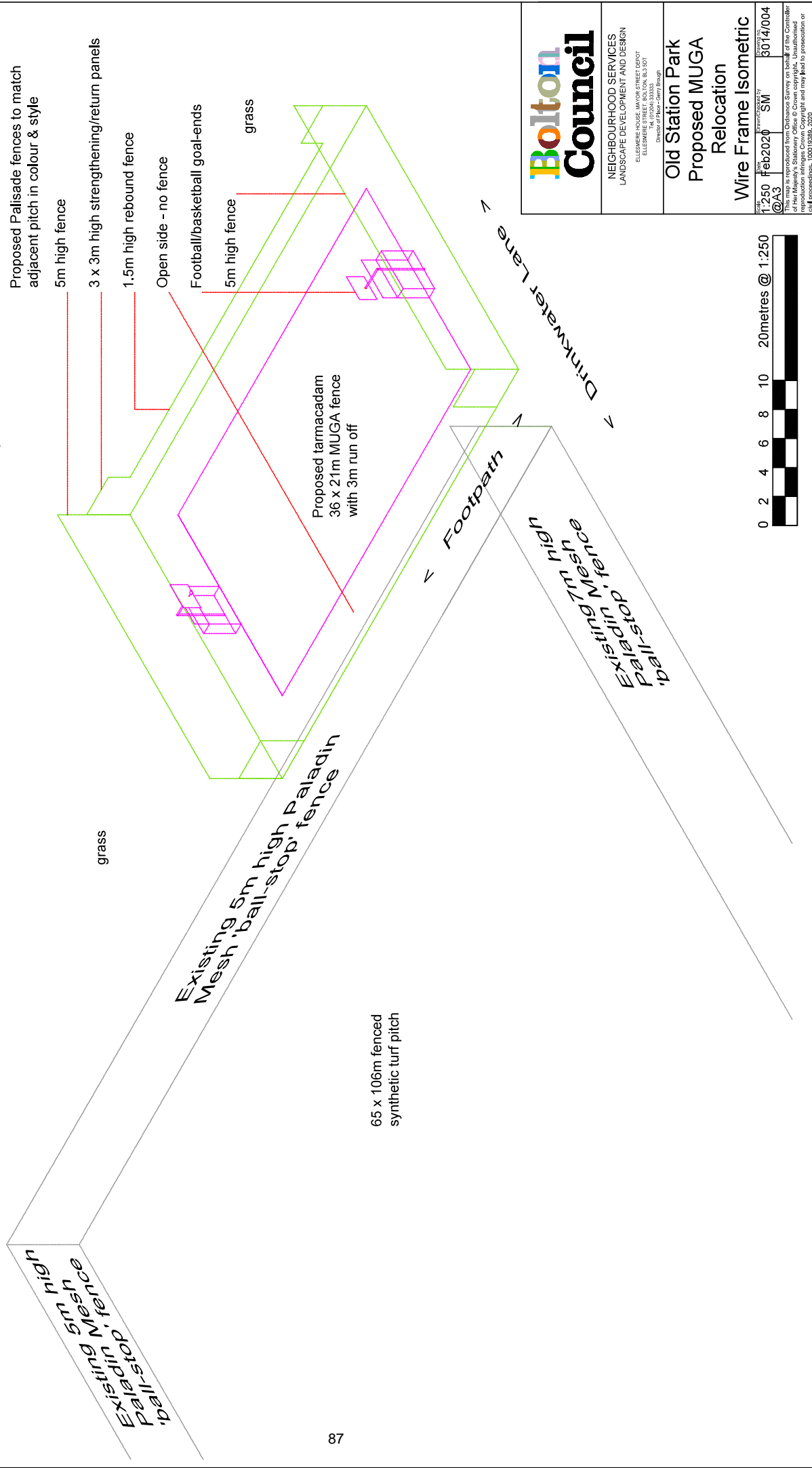
NEIGHBOURHOOD SERVICES
LANDSCAPE DEVELOPMENT AND DESIGN
ELLENBERIE HOUSE, MAJOR STREET, DEPT
ELLENBERIE STREET, BOLTON, BL3 5DT
Tel: 01204 333333
Directors: 01204 333333

Old Station Park Proposed MUGA Relocation Base Plan

Scale: 1:2000
Date: Feb 2020
Author: SM
Drawing No: 3014/001
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Bolton (Land off Medway Drive, Horwich) Tree Preservation Order 2020

Executive Summary

- The making of this Order is before Committee as one objection has been made.
- Officers consider that the trees subject to the TPO are of amenity value both individually and collectively, and are considered important for their cohesion within the landscaped character of the area.
- All trees are visible from public areas outside the site.
- The Council has undertaken Tree Evaluation Method for Tree Preservation Orders (TEMPO) evaluations for these groups of trees.
- It is considered that it is expedient in the public interest, due to potential development of the site, that the Order is made.
- Officers recommend that Bolton (Land off Medway Drive, Horwich) Tree Preservation Order 2020 is confirmed without modification.

Introduction

The making of the Order is before Planning Committee as the Council has received one objection.

The Council must take into account all duly made objections and representations before deciding whether to confirm an Order. The Council has 6 months to confirm the Order (in this case, until 17 June 2021). The Council can confirm the Order either without or with modification, or decide not to confirm the Order.

The Order consists of four groups of trees:

- G1 A group of trees consisting of 3 Sycamore, 1 Ash, 2 Lime and 1 Metasequoia tree.; situated along the northern boundary of the land off Medway Drive, Horwich.
- G2 A group of trees consisting of 1 Willow and 2 Alder trees situated to the east of No. 17 Medway Drive. Horwich.

Site history

The Tree Preservation Order was made 18 December 2020.

Legislation

Town and Country Planning Act 1990

Town and Country Planning (Tree Preservation) (England) Regulations 2012

Guidance: National Planning Policy Guidance - Tree Preservation Orders and trees in conservation areas

Objections received

One objection to the Order has been received, from Greenmount Securities Limited.

The objection raises the following matters:

*(i) The reasons for making the Order have not been properly explained:
In serving the Order, the Council states that the 'we have made this order because we consider the trees are an important feature of the landscape and contribute significantly to the amenities of the area and the need for maintenance of this*

amenity justifies the making of the order. However, the Council does not explain how it has assessed the amenity of the trees in a 'structured and consistent' way (Ref: Planning Practice Guidance issued by Dept. of Communities & Local Government). To comply fully with the guidance underpinning the Regulations, details of any amenity assessment procedure should accompany the Order in the interests of clarity and transparency. The Council should also confirm whether any system used is accredited and accepted in landscape terms and what the term 'amenity' actually relates to in the context of the Order and the decision to create it.

Officer response:

An assessment of the trees within two groups (G1 & G2) was made on the 17th & 18th December 2021 due to the felling of a number of trees on the area of open space at Medway Drive.

The purpose of a TPO is to protect trees which make a significant impact on their local surroundings. This is particularly important where trees are in immediate danger, as was the case in this situation, where a number of trees had already been felled.

Whilst the Town and Country Planning Act does not offer an exact definition of the meaning of amenity it has been variously described as:

- "Pleasant circumstances or features, advantages." (Ellis & Ruislip-Northwood UDC ([1920]) & FFF Estates v Hackney LBC ([1981])
- "Visual appearance and the pleasure of its enjoyment". (Cartwright v Post Office (1968))
- "The pleasantness or attractiveness of a place". (The New Oxford Dictionary of English, 1st Edition, 1998).

Tree Preservation Orders: A Guide to the Law and Good Practice notes for Amenity -

Section 3.2 The Act does not define 'amenity', nor does it prescribe the circumstances in which it is in the interests of amenity to make a TPO. In the Secretary of State's view, TPOs should be used to protect selected trees and woodlands if their removal would have a significant impact on the local environment and its enjoyment by the public. LPAs should be able to show that a reasonable degree of public benefit would accrue before TPOs are made or confirmed. The trees, or at least part of them, should therefore normally be visible from a public place, such as a road or footpath, although, exceptionally, the inclusion of other trees may be justified. The benefit may be present or future; trees may be worthy of preservation for their intrinsic beauty or for their contribution to the landscape or because they serve to screen an eyesore or future development; the value of trees may be enhanced by their scarcity; and the value of a group of trees or woodland may be collective only. Other factors, such as importance as a wildlife habitat, may be taken into account which alone would not be sufficient to warrant a TPO.

The Councils Tree Officers would consider that the impact on the removal of the trees from the site and the support that has been received for the making and confirming of the order from the local residents is evidence that the remaining trees supply more than a reasonable degree of public benefit and are highly valued by the local community.

Additionally, anecdotal evidence has been supplied from local residents in respect to the birdlife that use the trees within this area, as part of the wider wildlife habitat.

Government guidance requires that TPOs should only be served on trees and woodlands where their removal would have a significant negative impact on the enjoyment of the local

landscape by the public. Authorities are required to develop means of assessing amenity value (as defined above) in a structured and consistent way.

In respect to the guidance the following criteria is considered:

(1) visibility: the extent to which the trees or woodlands can be seen by the general public will inform the LPA's assessment of whether its impact on the local environment is significant. If they cannot be seen or are just barely visible from a public place, a TPO might only be justified in exceptional circumstances.

The trees are highly visible in the public realm. This has been increased by the removal of a number of other trees immediately adjacent to the retained trees within the order.

(2) individual impact: the mere fact that a tree is publicly visible will not itself be sufficient to warrant a TPO. The LPA should also assess the tree's particular importance by reference to its size and form, its future potential as an amenity, taking into account any special factors such as its rarity, value as a screen or contribution to the character or appearance of a conservation area. As noted in paragraph 3.2 above, in relation to a group of trees or woodland, an assessment should be made of its collective impact.

The trees have been scheduled in two groups for their collective cohesion within each group as individuals and also as two groups.

(3) wider impact: the significance of the trees in their local surroundings should also be assessed, taking into account how suitable they are to their particular setting, as well as the presence of other trees in the vicinity.

As noted above the removal of a number of other trees immediately adjacent to the retained trees within the order has taken place. The open space area and the trees within it where the TPO has been made forms an important link to the wider tree covered open space areas within the locality.

In this situation the Councils Tree Officers have evaluated the trees under the Tree Evaluation Method for Tree Preservation Orders (TEMPO). This system considers the following -

Part 1: Amenity Assessments.

- a) Condition & Suitability for TPO
- b) Retention Span (years) & Suitability for TPO
- c) Relative Public Amenity Suitability for TPO
- d) Other issues

Part 2: Expediency Assessment

Part 3: Decision Guide.

The Council Tree Officers assessed the trees (collectively) as two groups based upon their locations after other trees on the site had been removed. It is considered that the trees within the groups are important for their cohesion as two groups and as individual members of those groups.

All the trees within each group are considered to be in a fair condition, and with a retention span of 20-40 years in general. All the trees are clearly visible to the general public from the adjacent public highway. In respect to the expediency the order was made due to the potential

immediate threat to the trees due to the removal that was being undertaken of a number of other trees on the site.

(ii) The document does not follow the form of the Model Order:

The written element of the order does not contain the common seal of The Borough Council of Bolton and also does not include provision to identify any information as to:

- (i) Whether or not the order was confirmed;*
- (ii) any variation of the order; and*
- (iii) any revocation of the order.*

The map attached also does not contain the common seal of The Borough Council of Bolton and is therefore contrary to Government Guidance and could not be confirmed with any confidence as the official order of the Council in the event of potential enforcement action.

Officer response:

The order the Council send out isn't sealed in the first instance, but the attached order is sealed. The confirmation/variation/revocation would only be added as/when the order is confirmed/varied/revoked. Therefore, the order is valid.

(iii) The order is contrary to Government Guidance in that:

The map does not clearly indicate the location of the protected trees, only the outlines of the groups are shown. The relevant guidance states 'The legislation does not require authorities to describe the trees in the Order with full scientific names or plot them on the map with pinpoint accuracy. But authorities should bear in mind that successful prosecutions for contravening Orders will be difficult where Orders do not show clearly which trees are meant to be protected'. Approximate stem positions of individual trees subject to the order should be plotted on the map to avoid any future ambiguity as to which trees are afforded protection.

Officer response:

The trees have been plotted in two groups which are inclusive of all the trees that are left on the site after the removal of the other trees.

The groups are scheduled as Group G1 inclusive of 3x Sycamore, 1x Ash, 2x Lime and 1x Metasequoia; and Group G2 including 1x Willow and 2x Alder trees.

As these are the only trees within the groups as detailed on the TPO plan & schedule, and no individual trees have been scheduled, then the Councils Tree Officers do not consider any ambiguity exists.

Conclusion

For the reasons discussed above, and after considering the objections made, Officers recommend that Bolton is confirmed without modification.

TOWN AND COUNTRY PLANNING ACT 1990

BOLTON (LAND OFF MEDWAY DRIVE, HORWICH)
TREE PRESERVATION ORDER 2020

The Borough Council of Bolton, in exercise of the powers conferred on them by Section 198 of the Town and Country Planning Act 1990, hereby make the following Order:-

Citation

1. This Order may be cited as the **Bolton (Land off Medway Drive, Horwich) Tree Preservation Order 2020**.

Interpretation

2. (1) In this Order “the authority” means the Borough Council of Bolton
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations, 2012

Effect

3. (1) Subject to article 4, this order takes effect provisionally on the date which it is made.
- (2) Without prejudice to Subsection (7) of Section 198 (power to make tree preservation orders) or Subsection (1) of Section 200 (tree preservation orders: Forestry Commissioners) and subject to the exceptions in regulation 14, no person shall:-
 - (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of

any tree specified in the Schedule to this Order, except with the written consent of the authority in accordance with regulations 16 and 17 or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted

Dated this 18 December 2020

The Common Seal of the Borough Council
of Bolton was hereunto affixed in the presence
of:-

Helen Gorman



Authorised Sealing Officer
Helen Gorman, Borough Solicitor, Chief Executive's Department

SEALING NO.
21643

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

Reference on map	Description	Situation
------------------	-------------	-----------

NONE

Trees specified by reference to an area (within a dotted black line on the map)

Reference on map	Description	Situation
------------------	-------------	-----------

NONE

Groups of trees (within a broken line on the map)

Reference on map	Description (including number of trees in the group)	Situation
------------------	--	-----------

G1	A group of trees consisting of 3 Sycamore, 1 Ash, 2 Lime and 1 Metasequoia tree..	Situated along the northern and western boundaries of the land off Medway Drive, Horwich
G2	A group of trees consisting of 1 Willow and 2 Alder trees.	Situated the east of 17 Medway Drive, Horwich Bolton.

Woodlands (within a continuous black line on the map
Reference on map Description Situation

NONE

The Common Seal of the Borough Council of Bolton was hereunto affixed on the making of the Bolton (Land off Medway Drive, Horwich, Bolton) Tree Preservation Order 2020 on the 18th day of December 2020 in the presence of:



Aileen Gorman

Authorised Sealing Officer

SEALING NO.
21643

Bolton (Land off Medway Drive, Horwich, Bolton) Tree Preservation Order 2020

DC23. 977

drawn: SC

December 2020

Scale : 1250



G1 () Groups of Trees

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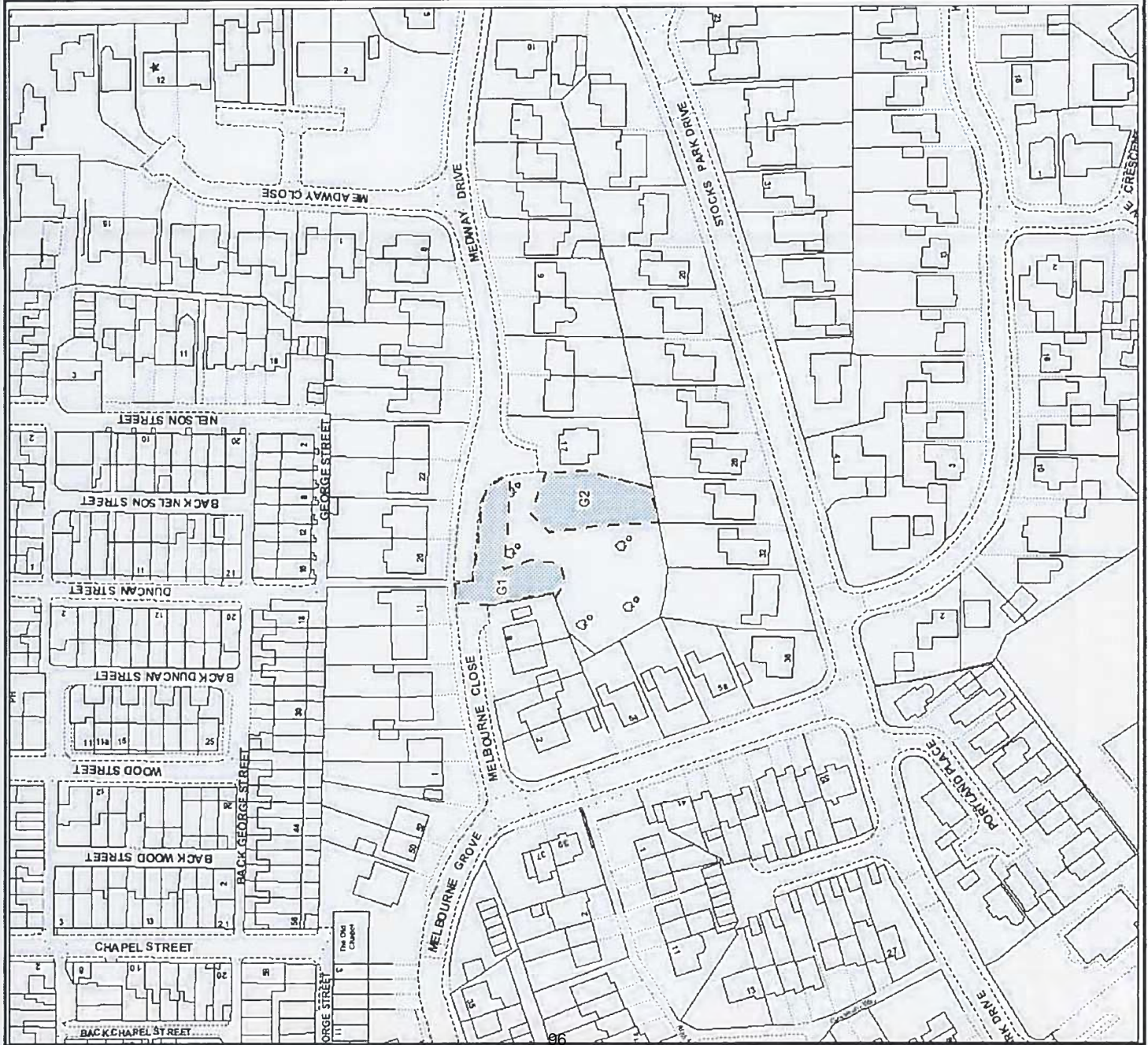
Bolton Council

Department of Place
Development Management

Town Hall, Bolton, Lancashire BL1 1RU

Email: planning.control@bolton.gov.uk
Telephone: 01204 336000

www.bolton.gov.uk



RECEIVED PLANNING APPEALS from 25/02/2021 to 08/03/2021

07002/19 **31 AND 33 ASHTON STREET, BOLTON, BL3 4HN**

RETENTION OF SINGLE STOREY EXTENSION TO SIDE AND REAR OF NO 31 AND PART SINGLE STOREY / PART TWO STOREY EXTENSION WITH DORMER TO REAR OF NO 33.

Decision date: **24-Jul-2020**

Decision: **Refused**

Decision level: **Delegated**

Appeal start date: **26-Nov-20**

Appeal ref: **APP/N4205/W/20/3261222**

09481/20 **STREET RECORD, DEANE ROAD, BOLTON**

SITING OF 1NO. INTERNALLY ILLUMINATED HOARDING

Decision date: **16-Dec-2020**

Decision: **Refused**

Decision level: **Delegated**

Appeal start date: **27-Jan-21**

Appeal ref: **APP/N4205/Z/21/3266796**

DECIDED PLANNING APPEALS from 25/02/2021 to 08/03/2021

07002/19 **31 AND 33 ASHTON STREET, BOLTON, BL3 4HN**

RETENTION OF SINGLE STOREY EXTENSION TO SIDE AND REAR OF NO 31 AND PART SINGLE STOREY / PART TWO STOREY EXTENSION WITH DORMER TO REAR OF NO 33.

Decision date: **24-Jul-2020**

Decision: **Refused**

Decision level: **Delegated**

Appeal decision date: **4-Mar-2021**

Appeal decision: **Dismissed**

Appeal ref: **APP/N4205/W/20/3261222**

09481/20 **STREET RECORD, DEANE ROAD, BOLTON**

SITING OF 1NO. INTERNALLY ILLUMINATED HOARDING

Decision date: **16-Dec-2020**

Decision: **Refused**

Decision level: **Delegated**

Appeal decision date: **3-Mar-2021**

Appeal decision: **Dismissed**

Appeal ref: **APP/N4205/Z/21/3266796**

Summary of decided planning appeals

	Dismissed	Total
Total	2	2

RECEIVED ENFORCEMENT APPEALS from 25/02/2021 to 08/03/2021

Appeal start date:

Appeal ref:

DECIDED ENFORCEMENT APPEALS from 25/02/2021 to 08/03/2021

Decision date:

Decision:

Appeal ref:

Summary of decided enforcement appeals