

PLANNING COMMITTEE
Schedule of Supplementary Information

24th March 2022

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

**Bolton
Council**

12632/21

Ward	Heaton and Lostock
HELO	LAND AT GRUNDY FOLD FARM, BOLTON

The unauthorised dwelling at Plot 5 has now been fully demolished

12534/21

Ward	Heaton and Lostock
HELO	PLOT 4, LAND AT GRUNDY FOLD FARM, CHORLEY OLD ROAD, BOLTON, BL6 6QA

As reported within paragraph 47 of the Officer's report, officers have sought Counsel advice on whether the previously approved plans relating to Plot 5 (the approved extended farmhouse, that can no longer be implemented) should be included or not within the approved plans condition for this decision, should this application be approved by Members (as this is a Section 73 application).

Counsel have advised that it would not matter if they are included or not, as this does not alter the fact that that component of the scheme cannot be built out. Officers are therefore still minded not to refer to the plans for Plot 5 within the approved plans condition for this application (suggested condition 16).

To date, the unauthorised dwellings at Plots 2 to 5 have now been fully demolished

09801/20

Ward	Horwich North East
HONE	MONTCLIFFE QUARRY, GEORGES LANE, HORWICH, BOLTON, BL6 6RT

Councillor Silvester has written in objection to the application, stating that he believes the proposal is contrary to Policy CG4 in that the new access road is not compatible with protecting the amenity of surrounding occupiers and would generate unacceptable nuisance and noise to surrounding residents. He comments that the new access road will be of great disturbance to residents of Georges Lane, whose properties will literally front and back have Armstrongs' lorries going past.

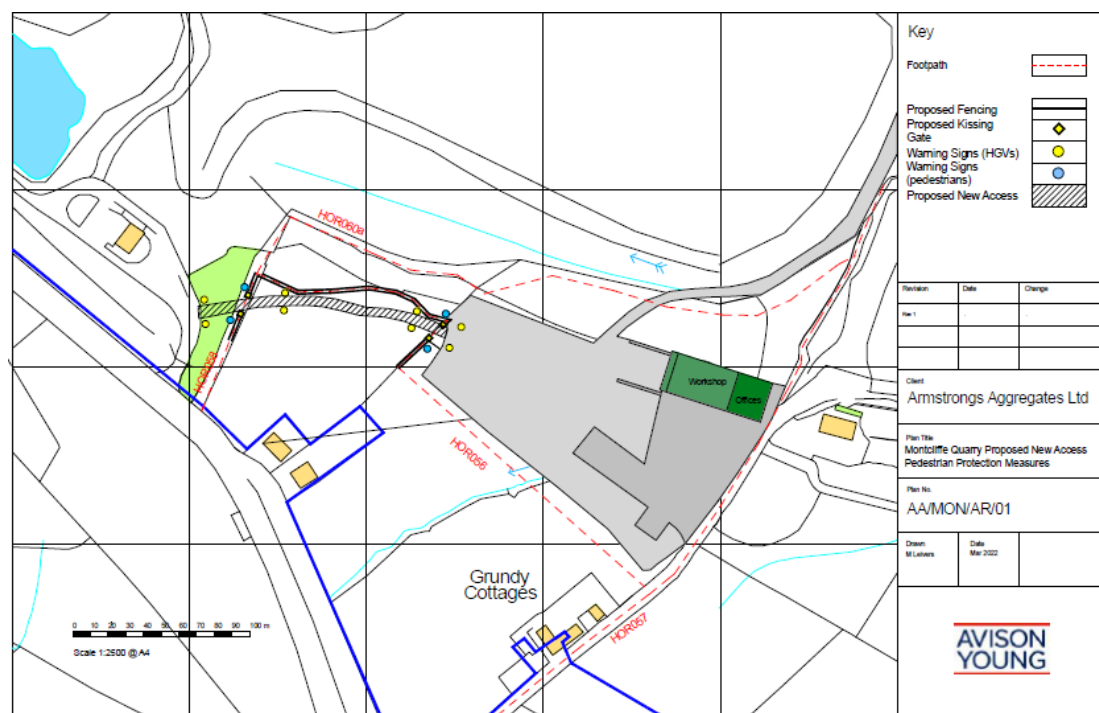
Officer comment: as stated in the Officer's Report, the access road/track has been allowed at appeal (under combined appeals APP/N4205/C/21/3277897 and APP/N4205/W/21/3274951). It is only the access point into Montcliffe Quarry (the "gap in the bund") that is now proposed, and to allow this to be used as a secondary access into the quarry.

With regards to the second reason Members gave for deferring the application when it was first heard on 1st April 2021 – to look at how users of footpaths HOR056 and HOR058 can be sufficiently warned of approaching HGVs - the applicant is proposing the following additional measures (as shown on the attached plan):

- Fencing either side of both footpaths where they lead up to the access road, providing a minimum width of 2 metres for footpath users. The fences are proposed to ensure that users do not inadvertently stray onto the access road.
- Signage to be provided on either side of the crossing points of the proposed access road to advise footpath users of the route and also to warn of the use of the access road by heavy plant machinery.
- Signage to be provided prior to each crossing point (on both sides) to warn users of the access road that pedestrians will potentially cross the road. These signs are already in place.

The applicant has stated that in addition to these measures, drivers using the access road will be given a Toolbox talk advising them of the need to accommodate pedestrians crossing the road. A speed limit of 15mph is imposed for users of the access road.

The Council's Public Rights of Way Officer has raised no objections to the above. Officers therefore suggest a condition that the measures shown on the attached plan are implemented within 3 months of the decision, should Members approve this application.



12391/21	
Ward	Horwich North East
HONE	TORO, 69 CHURCH STREET, HORWICH, BOLTON, BL6 6AA

One additional late representation has been submitted by Horwich Parish School which includes a covering e mail from the School Business Manager written on behalf of the School Governors together with a letter from an individual pupil.

The correspondence reiterates the concerns raised by the School in the representations they provided during the consultation phase of the application which include (i) potential safeguarding issues, (ii) the risk of negative health impacts of people smoking with smoke drifting into playgrounds and through classroom windows, (iii) noise and bad language disturbing children's education and learning and (iv) potential littering occurring.

The concerns of the adjacent School are noted and whilst they are genuine concerns the Officers report considers these matters in detail. In short, the hours of use of the balcony would be restricted and also direct views to the school would be limited by the provision of the 1.8 metre high screen on the eastern edge of the proposed balcony. Officers consider that the proposed mitigation would ensure that the issues raised by the School would be unlikely to occur and that the two uses are compatible.

11567/21

Ward	Westhoughton South
WESO	LAND AT BOWLANDS HEY, WESTHOUGHTON, BOLTON (PHASE 5)

Amended Site Layout Plan

Amended plan received showing the provision of a 1metre wide maintenance strip to the northern boundary with the railway line – meeting the requirements of condition 37 (the condition shall therefore be amended accordingly).

Drainage

Further comments have been received from Floodrisk regarding proposed drainage, notably culverts that cross the site. Further conditions are recommended requiring further investigative works to determine the precise routes of watercourses within the site. Officers therefore recommend the inclusion of the additional drainage conditions.

Pollution Control

PC officers have assessed the additional site contamination submitted, however there is no change to the recommended condition as detailed with the Officers report. An additional condition for soil testing for any soil being imported onto the site is also recommended.

Landscape

Amended landscape plans have been received to address comments from Landscape Officers. Due to the timing of these Officers have not had the opportunity to assess them, therefore the landscape condition shall remain as existing.

Education

The education contribution has been recalculated due to the reduction in the number of dwellings (from 189 to 183), a sum of £594,326.79 (34 pupil places).

Ecology

Since writing the Officer's report further information has been submitted. Given the timescales for submission this has not been assessed by Officers or GMEU. The Applicant asserts that amendments will result in an improved BNG of 11% (thus exceeding the 10% target). It is therefore recommended that an additional condition is included to require a minimum 10% BNG to be achieved on site. GMEU have also provided further advice on conditions and additional conditions are required covering:

- Landscape and Environmental Management Plan (to be secured via either condition or S106)
- Wildlife sensitive lighting scheme
- eDNA survey
- Badger survey
- Delete condition relating to Himalayan Balsam and Rhododendron (none present on Phase 5 site area)

Amendments to conditions:

Condition 26 – Boundary Treatment

Amendment to timescales for delivery (to be linked to the phasing/completion of the development)

Additional condition:

- Details of the treatment/external appearance of the pipe from the attenuation tank to Pennington Brook.

11568/21	
Ward	Westhoughton South
WESO	LAND AT BOWLANDS HEY, WESTHOUGHTON, BOLTON (PHASE 3&4)

Pollution Control

PC officers have assessed the additional site contamination submitted, however there is no change to the recommended condition as detailed with the Officers report. An additional condition for soil testing for any soil being imported onto the site is also recommended.

Landscape

Amended landscape plans have been received to address comments from Landscape Officers. Due to the timing of these Officers have not had the opportunity to assess them, therefore the landscape condition shall remain as existing.

Ecology

GMEU have provided further advice on conditions and additional conditions are required covering:

- Landscape and Environmental Management Plan (to be secured via either condition or S106)
- Wildlife sensitive lighting scheme
- eDNA survey
- Badger survey
- Delete condition 3 relating to Natural England Licence and replace with condition for Reasonable Avoidance Measures (RAMS)
- Biodiversity net gain – to secure on site provision

Amendments to conditions:

Condition 26 – Boundary Treatment

Amendment to timescales for delivery (to be linked to the phasing/completion of the development).

12610/21

Ward Horwich North East

WESO LAND AT MEDWAY DRIVE, HORWICH, BOLTON

A further consultation response has been received relating to the trees being removed as part of this application, this states replacement tree planting in mitigation should be undertaken. As mentioned, the proposed mitigation includes two Oaks, one Alder and fifty Apple trees in an Orchard style planting.

However, the space provided for the orchard is insufficient, the replacement tree for T7 should be closer to the original location of the tree, and the Pin Oak replacement tree between T2 & T3 should be planted where it has room to mature. Also, in terms of the Hornbeam hedge, it is suggested that a more shade tolerant species is considered.

Therefore, given the above, it is considered 'Condition 6' should be omitted, and a replacement Landscaping condition should be attached to any approval which requires full details of a landscaping scheme to be submitted.

Members will be aware that the applicant has submitted a late representation which outlines their specific needs for the proposed dwelling, the broader need for adaptable housing across the country and outlining their plans for the site including replacement tree planting, provision of an orchard at the rear and the clarification over when the applicant purchased the site.

One point of clarification in terms of paragraph 30 of the OR there is a typo – this paragraph should read as follows:

30. However, the dining and living room windows in the south eastern side elevation of the dwelling would face the neighbouring property No.17 Medway Drive. Although this neighbouring dwelling has no habitable room windows in its gable side elevation and there is a 1.8m high fence (approx) between these dwellings, it should be noted that the land levels rise slightly and there would be a distance of only 9m between these windows and **side** / rear garden area of this neighbouring dwelling, as such it is considered this would result in **partial** overlooking. Therefore, given that these windows are secondary, a condition would be attached to obscure glaze these windows to mitigate against this harm

and ensure that the proposed development would not result in unacceptable overlooking to the detriment of neighbouring occupiers.

Officers also consider it to be prudent to condition the proposed levels to be agreed with the LPA to ensure that the proposed developments relationship with adjoining properties is acceptable.