

PLANNING COMMITTEE
Schedule of Supplementary Information

09.04.15

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

**Bolton
Council**

93369/14

| Ward | Location |
|------|--|
| BRCR | 20 OLD QUARRY LANE, EGERTON, BOLTON, BL7 9EU |

The applicant has submitted further statements, in support of the proposal, from Firwood High School, a community nurse from the Paediatric Learning Disabilities Service, a NHS consultant paediatrician, their son's GP and Greater Manchester Carers Trust. These letters again confirm the resident's (the applicant's son's) disabilities and explain why a larger bedroom is necessary (for the reasons summarised within the officer's report).

A further letter of objection has been received on behalf of the neighbouring residents at 18 Old Quarry Lane (from a planning consultant). This letter explains that the male resident (adult) at the neighbouring property has a terminal illness and is increasingly going to be confined at home (no. 18), both within the house and rear garden. They comment that his living space will be adversely affected by the proposed extension, which would occupy almost the full depth of the garden and substantially breaches the Council's adopted design guidance for rear extensions. They consider that the impact of the extension would be made profoundly worse by both its siting along the shared boundary and by its orientation on the south side of the living room. In support of the objection letters from the neighbour's consultant neurologist, Specialist Occupational Therapist and GP have been submitted, which confirm his illness and that due to his reduced mobility he has to spend the majority of his time at home and in the garden (which needs to be as stimulating and comfortable as possible).

93450/15

| Ward | Location |
|------|--|
| KEAR | 76 AND 78 HIGHER MARKET STREET, FARNWORTH, BOLTON, BL4 9BB |

The applicant has been requested to provide amended plans which show an adequate extraction system which would extract odours at least 1 metre above the existing eaves level at first floor level. This would ensure no odours from the restaurant are experienced within the residential properties to the rear of the property.

The Council's Pollution Control officers have requested an additional condition being placed on the decision notice in relation to noise emanating from any fixed plant including extraction equipment to ensure there is no noise disturbance to residential occupiers in close proximity to the application site.

This condition has been added to the list of conditions, if Members are minded to grant permission for the proposal.

If no revised elevations are submitted it is recommended that an additional condition be placed on the decision notice requesting such details to be submitted prior to the commencement of the change of use.

The Council's Health Improvement Specialist has also requested that the following informative is added to the decision notice if permission is granted for the proposal:

"In Bolton we participate in the Greater Manchester Healthier Catering Award which aims to support the public to make healthier choices when eating out whilst recognising the steps catering businesses have made to achieve the award. As a Public Health Department we would welcome the applicant's participation in the Award Scheme and would provide them with all the support needed to gain the award. Further information about the Award can be found at <http://www.healthiercatering.co.uk/> alternatively they can contact the Food and Health Service on 01204 463175/462670"

This informative has also been added to the list of informatives.

| 93523/15 | |
|----------|--------------------------------------|
| Ward | Location |
| SMIT | NORTHSIDE OF WOODSTOCK DRIVE, BOLTON |

The Council's Tree and Woodland Officer has made the following additional comments:

- The strip of land of varying width to the rear of the site which appears to form part of the Captains Clough is not in council ownership.
- If the scheme for two houses is to be approved then it is the view of the T&WO that trees will be removed in the future that currently form part of the woodland/local nature reserve.
- There are approximately 30 trees on land not in Council Ownership. The trees are of suitable quality for a Tree Preservation Order although it would be difficult to defend their retention with a Tree Preservation Order as the loss of light to the property by those nearest the building would be excessive.

| 93535/15 | |
|----------|------------------------------------|
| Ward | Location |
| CROM | 60A BRIDGE STREET, BOLTON, BL1 2EF |

Members are advised that the Applicant would prefer to be able to open on Sundays and Bank Holidays as well as the hours originally proposed. Planning Officers consider this to be acceptable and therefore the relevant condition has been amended to read:-

The premises subject of this consent shall not be open to customers outside the following hours:-

0900 to 1930 Mondays to Saturdays
1000 to 1930 Sundays and Bank Holidays

93686/15

| | |
|------|--|
| Ward | Location |
| KEAR | 78 CLIFTON STREET, KEARSLEY, BOLTON, BL4 8DL |

This note is in respect to a late neighbour representation from a neighbouring resident received on the 7th April 2015 and who raised the following concerns:-

The area of land and trees protected,

Who authorised the sale of the land and for what reason,

People are parking within the turning head of Clifton Street,

Not enough neighbours were notified so the planning committee meeting should be postponed in order to notify additional neighbours.

The proposal would prevent access to the dwellings along Barnes Terrace.

Responses to the above issues are detailed below:-

In respect of planning land designation, the land is allocated as 'Other Protected Open Land' and this has been detailed and appraised in the report to the planning committee.

In respect of the sale of the land (and who to) and the previous area of land (which has had dwellings built on), this would/is being dealt with by Corporate Property Services. At the time the application was submitted in February 2015, the applicant signed certificate B, to state that he was not the owner of the land (Bolton MBC were) and that 'Notice No.1' had been served. Any issues in respect of the potential future sale of the land would need to be addressed by Bolton MBC Corporate Property Services Team.

In respect of the residents parking within the turning head, this would be out of the jurisdiction of the Local Planning Authority. A condition (No.8) was attached to the previous application 87553/12, which stated that:-"No development shall be commenced unless and until full details of the highway works at Clifton Street comprising 5.4m wide carriageway, 2m wide footway and provision of turning head 4.5m wide with 5m radius have been submitted to and approved by the Local Planning Authority, and none of the development shall be brought into use until such details as approved are implemented in full. Such works to be retained thereafter".

This condition required details of the turning head and its implementation, however, what it cannot prevent is the unneighbourly action of parking within the turning head. Highways/Police would need to establish if any traffic offences are being committed and if possible take action.

In respect of notification, a site notice was displayed on site on the 09.03.2015, which clearly stated that neighbouring residents had until the 30.03.2015 to write in with any issues/objections they may have in respect of the proposal. In addition neighbour letters were sent out on the 05.03.2015 to the adjoining and nearest adjacent dwellings which gave until 26.03.2015 to raise any issues. The Local

Planning Authority has therefore met the statutory neighbour notification requirements and therefore there is no material reason to delay the determination of the application.

The Council has not applied to change the use of the land, the applicant has and therefore the planning application has been assessed on its own merits. The proposal, if approved, would not obstruct any access pedestrian access to the front or rear of the dwellings located on Barnes Terrace.

There are no protected trees with the application site. (see report).