

**PLANNING COMMITTEE**  
**Schedule of Supplementary Information**

**9<sup>th</sup> July 2020**

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

**Bolton  
Council**

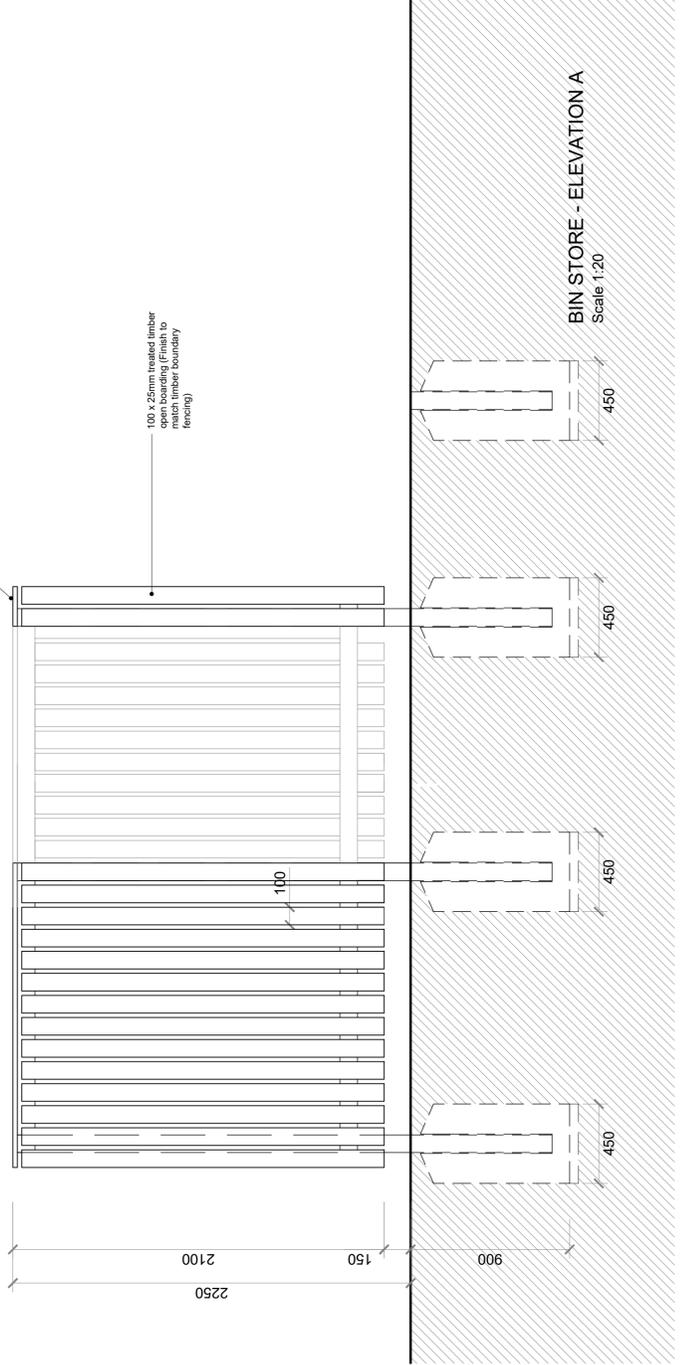
**07844/20**

Ward	Location
KEAR	58 MANCHESTER ROAD, KEARSLEY, BOLTON, BL4 8NZ

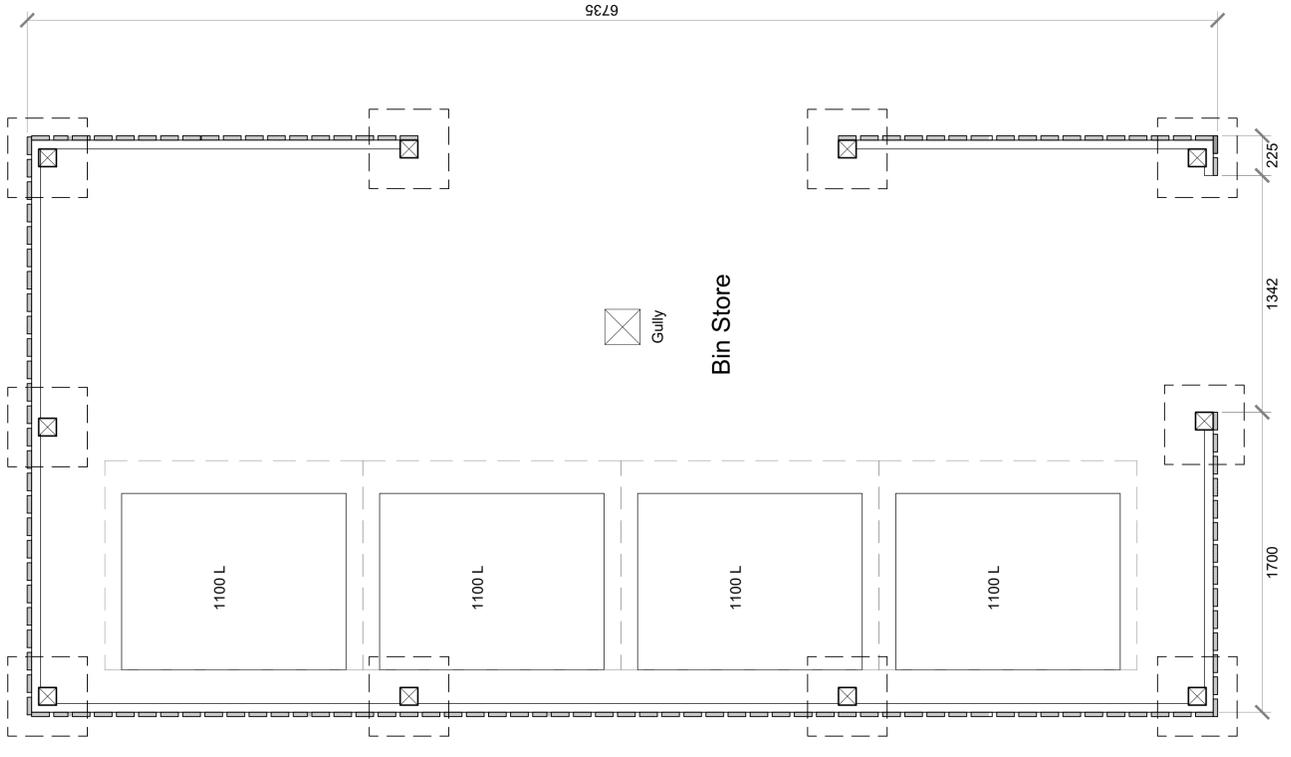
A plan detailing the proposed bin store is attached.

100 x 25mm treated timber capping rail

100 x 25mm treated timber open boarding (finish to match garden boundary fencing)



01  
14  
Proposed Bin Store Elevation  
Scale 1:20 @ A1



02  
14  
BIN STORE PLAN  
Scale 1:20

02  
14  
Proposed Bin Store Plan  
Scale 1:20 @ A1

ELEVATION A

**General Notes**  
01: Dimensions must not be scaled from this drawing. If in doubt, please ask.  
02: All dimensions shall be in millimetres unless otherwise stated.  
03: All dimensions shall be verified on site before proceeding with the work.  
04: TADW Architects shall be notified in writing of any discrepancies.  
05: © TADW Limited (UK) 2015

**Legend**

Issue	Description	Date	Drawn	Checked
P1	Issued for comment	1.07.20	MH	BB

**Drawing Status**  
P - Planning | T - Tender | C - Construction | R - As Record

For Planning



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Client: Watson Homes Ltd

Job: Kearsley Social Club

Title: Proposed Bin Store Design

Scale: 1:20 @ A1

Note: Prints from PDF files may not be to scale, check accuracy against scale

Job Number: 021287  
Drawing Number: 14  
Issue: P1

## 07954/20

Ward	Location
GRLE	CROMPTON PLACE SHOPPING CENTRE, VICTORIA SQUARE, BOLTON; AND 56 & 58 BRADSHAWGATE; AND 33 VICTORIA SQUARE

Historic England have considered the amended plans (showing a reduction in height to the buildings on the Victoria Square frontage) and have withdrawn their concerns in this regard. In their view, the revisions would create a building which would be less visually and physically overpowering than the previous iteration. This will allow it to integrate into its surroundings in a more successful manner, and to create a building which is prominent rather than dominant. They therefore do not have a concern with the likely prominence of the new building as this movement from a dominant to a prominent building would also allow the Town Hall to retain its visual and physical pre-eminence.

Historic England also continue to refer to a number of benefits of the proposals - the demolition of the existing architecturally unattractive building with its squat and incongruous proportions, a building that makes a negative contribution to the significance of the nearby heritage assets. They also note that the existing building is a highly inward-looking development which serves to form a barrier to connectivity within the town centre. They support the overall principles of the masterplan, including the proposals to increase the permeability of the site, to frame and create new long views of the Town Hall and to create a more prominent and defining edge to Victoria Square. Their response did, however, raise the concern that the design of the new building had the potential to form a distracting backdrop to the Cenotaph and noted that the submitted images did not fully show this relationship i.e. the view directly east from Bolton town hall. However, they have since confirmed to Officers that they accept that this is matter of detailed design and can be considered at the reserved matters stage. They do urge Officers and the Applicant to ensure that any reserved matters submission clearly explores and demonstrates this relationship.

Officers can therefore advise Members that the amended plans address the concerns of Historic England in full.

No further response has been received from Save Britain's Heritage.

Bolton & District Civic Trust maintain their objections to the revised proposals. Two members of the Trust also maintain their objections in a personal capacity. A summary of the issues raised together with Officers' responses to these issues is provided below:-

- the only significant amendment to the original application is a reduction in height to the buildings on the Victoria Square frontage. This does not overcome the significant harmful impact these buildings will have on the setting

of the Grade II\* listed Town Hall and is reason enough to refuse (or defer) this application under National Planning guidelines

Officers note that the Council's statutory consultee Historic England have withdrawn their concerns in this regard. It is also noted that the Council's Conservation & Design Officer does not raise any concerns in terms of the scale and siting of the proposals, notes a number of heritage and other benefits of the proposals and supports the grant of outline planning permission. It is considered that the fact that the upper limit of the Victoria Square frontage of the new building would not rise any higher than the bottom of the pedimented cornice of Bolton town hall, together with the exceptional scale of its tower, means that its dominance over Victoria Square will remain entirely unchallenged.

- Bolton Council has a duty to protect its Grade II\* listed Town Hall and its Conservation Area setting, including the listed Cenotaph). This entails producing a scheme which respects these features in terms of its height, mass, design and distance. The current proposal fails on all these fronts.

Officers are well aware of the statutory duty under sections 66 and 72 of the Act and consider that they have fully undertaken this duty. Officers therefore respectfully disagree with this ground of objection, for the reasons given above and as set out in the Officer's report.

- the submitted images do not contain a view east from the steps of Bolton town hall

Officers note this but consider that the submitted images viewed in conjunction with other images contained within the Design & Access Statement provide sufficient information for a reasonable opinion to be formed on this issue. It is also noted that Historic England have withdrawn their concern in this regard, subject to further consideration at the reserved matters stage.

- the submitted information still contains insufficient analysis of the significance of Bolton town hall

Officers, including the Council's Conservation & Design Officer, consider the amount of analysis to be entirely proportionate to the assets' significance, bearing in mind that no works are proposed to the town hall itself. The selective NPPF quote provided by Bolton & District Civic Trust fails to complete the sentence of this policy extract, which goes on to say that the level of detail should be "no more than is sufficient to understand the potential impact of the proposal on their significance".

\* a condition should be imposed requiring the development to be set back a further six metres with further study required on the argument for re-working Victoria Square, including enhancing the setting of the Cenotaph and identifying the benefits of stepping back the Crompton Place building line. Outline options for Victoria Square should be

drawn up within 2 months and should be put forward for a short public consultation.

It is not possible to significantly amend a planning application via a condition in the way suggested. Furthermore, such a condition would fail the necessity test of planning conditions in that it is not necessary to make the development acceptable in planning terms. The development is considered to be already acceptable in planning terms, in its present form, for the reasons set out in the Officer's report.

\* the whole scheme is still too high and too 'dense' in terms of floorspace. It will dominate the local skyline and will not create a pleasant living or working environment. The excessive height and narrowness between buildings will produce sunless 'canyons' which will particularly be the case with the main axis which should be much wider and more welcoming.

Officers consider that the issue of the height of the Victoria Square frontage has been addressed above and within the report. The impact of the upper limits of the development parameters is sufficiently mitigated by the set-backs shown within the sections. More distant views of the development have been considered but are difficult to obtain within Bolton town centre due to the heights and density of existing development within Bolton town centre - it should be noted that views of the higher parts of the existing shopping centre are difficult to obtain for this reason. Light penetration within the north-south routes will be limited but will be an improvement over the existing situation, given that they do not presently exist. It is also considered that sunlight is often limited within north-south routes within many town and city centres due to the scale of surrounding buildings. The main axis route will be wider than the present situation, given that it does not currently exist.

\* the protruding columns are not something which is sympathetic to the Town Hall facade. They are just as 'brutal' as the facade which this application seeks to replace and a cursory glance at the latest Architectural Journals will reveal that they are just the latest architectural 'fashion' rather than a serious attempt to design something specifically in keeping with Bolton Town Hall and its existing setting. The design is redolent of Totalitarian buildings of the 1920's & 1930's and vies with the rest of the square. Despite the applicant's assertions, the proposed Victoria Square frontage will dominate rather than be subservient to the Town Hall - which is a fundamental requirement of the scheme.

This is predominantly an outline application with consent being sought for the demolition of the existing building, the principle of the redevelopment and its parameters of siting and scale. Whilst the indicative images are useful, consent for the detailed design of the Victoria Square frontage is not being sought at this time.

\* the opportunity should be taken to set back the frontage to respect the Cenotaph and create more sitting out (cafe) and amenity space (green). As it

stands both the Cenotaph and Town Hall are 'overwhelmed' by the scale and proximity of the proposed Victoria Square frontage.

Officers consider that the development provides a much greater potential for sitting out space than the existing situation, including within the public realm within the development itself, internally within the Bolton Works food hall and within Victoria Square itself. Private amenity is provided for the dwellings on the top of the ground floor podiums. The extensive area of public amenity space at Victoria Square will be increased by the public realm provided within the development and Officers also note the extensive amount of public green space available at Queens Park - other development proposals within the town centre have been or are being designed with improving the links between the core of Bolton town centre and this amenity space in mind. Officer respectfully disagree with the assertion that the Cenotaph and Bolton town hall would be overwhelmed by the scale and proximity of the proposed Victoria Square frontage, for the reasons given above and within the report and as that relationship has been accepted by Historic England and by the Council's Conservation & Design Officer. Officers also consider that the new central east-west route between Bradshawgate and Victoria Square will gradually reveal views of the Cenotaph against the formal backdrop of Bolton town hall which simply do not exist at present. This is considered to be a significant benefit of the proposed scheme.

\* to encourage a wide range of potential tenants, there should be much more emphasis on producing residential units that are 'green and pleasant' to live in with balconies, roof terraces, landscaping and open space, rather than just 'cramming them in'.

The Design & Access Statement indicates a direction of travel that is likely to result in a significant amount of new planting within the development. Balconies are not considered to be likely to be an appropriate design response to this context, though amenity space is to be provided on the top of the ground floor of the residential elements. Access to the existing amenity space at Victoria Square and at Queens Park is to be improved either by the development itself or via other development proposals.

\* at this point in time, building ecological management and climate change resistance into a scheme of this magnitude and importance from the beginning is critically important. There is little evidence in the applicant's submission that these aspects have received their proper consideration which is of major concern as this country is about to pass significant climate change legislation.

The application is supported by an Energy & Sustainability Statement which indicates that a wide range of passive and energy efficient methods will be incorporated into the design, including optimised levels of thermal insulation, building air tightness, solar control glazing, efficient artificial lighting and controls, as well as high efficiency building services that exceed the requirements set out in Approved

Document Part L2A:2013 in order to reduce the overall CO2 emissions of the scheme. Consideration is being given to ground source heat pumps incorporated within the piled foundations. The mixed-use nature of the proposal and its accessible location at the heart of Bolton town centre are considered to represent, by definition, sustainable development. Officers are satisfied that Bolton Regeneration Limited are committed towards the incorporation of sustainable design and construction methods to achieving wherever feasible an exceedance of national and local policy requirements in respect of energy efficiency and carbon emission reduction targets. The Energy and Sustainability Statement is proposed to be conditioned to ensure these measures are duly considered and incorporated in the detailed design and reserved matters stage.

A Preliminary Ecological Appraisal accompanies the planning submission, carried out by Appletons. This addresses the impact on bats and nesting birds (including peregrine falcons) and identifies opportunities for biodiversity gain. Further information would be provided at the reserved matters stage.

The Flood Risk Assessment sets out how an increased flood risk due to climate change would be addressed and the development made safe together with reducing flood risk elsewhere.

\* there is no specific strategic BMBC document that articulates and draws together all the principles and tactical needs for creating town centre communities. The Application does not explicitly describe the basis about how it will ensure that its built form contributes to furthering community development and cohesion. Accordingly, determination of this application can only be measured subjectively in the absence of that specific guidance.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Determining a planning application against potential future policies that Bolton & District Trust wish the Council to develop and adopt would not be lawful.

\* An outline concept of infrastructure provision to deal with extreme event surface water flood risk is still lacking.

The application is accompanied by an 88 page Flood Risk Assessment & Drainage Strategy which demonstrates how the proposal would meet the requirements of national and local planning policy, has been accepted by the Council's Flood Risk Officers (subject to further detail) and is assessed in the relevant section of the Officer's report.

\* this application reflects the lack of a suitable brief and parameters of development. The overall concept of the proposal is very worthy; there are many elements of it that would certainly enhance the town centre economically, socially and demographically; there are even good architectural concepts for

much of the development, but the overriding concern is that these have not been tested against any model that I have seen or am aware of, that sets out a strategy for specific targets for residential, retail and commercial development within the town centre.

The Officer's report tests the proposed development against adopted national and local planning policies and takes any other material considerations into accounts, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004.

\* it appears that the applicants have been able to act as judge and jury on their own application responding as they choose to the three sets of comments they received from Bolton & District Civic Trust, Historic England and the Conservation Officer. There is no evidence that Planning Officers have had any input into this scheme or performed any critical assessment.

The case officer is happy to confirm that he has had significant input into the form of this development since February 2018 and, should outline consent be granted, intends to continue to do so at the reserved matters stage. The outcome of the case officer's critical assessment of the proposal, as advised by the Council's Conservation & Design Officer. can be found in the case officer's report.

Finally, Members are advised that the recommended conditions at the end of the Officer's report are in draft form and require consideration by both Officers and the Applicant's team but are not likely to change in intent.

<b>08088/20</b>	
Ward	Location
HONE	CHORLEY NEW ROAD, HORWICH

Reference is made in the planning history section of the report to 04714/19 where prior approval was granted for the erection of a 20 metre high monopole with associated works. For clarity the application reference is 04714/18.

The plan located at the front of the Officers report (page 88) does show the application site in the centre of the page. However, the site clear is very feint. A new site plan is contained below.

