

PLANNING COMMITTEE
Schedule of Supplementary Information

25th June 2020

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

**Bolton
Council**

07237/20

Ward	Location
GRLE	LAND SOUTH OF MANCHESTER ROAD, BOLTON, BL3 2NU

A local resident has questioned whether a site notice has been displayed in the nearby area. A rota for displaying site notices was initiated during the lockdown period in order to keep movements to a minimum and so the case officer did not place the notice personally. However, the case officer has been provided with photographic evidence that a notice was displayed on the post of one of the speed limit signs for emerging vehicle from Kearsley Drive. It must also be noted that a large number of residential properties were consulted directly by post, including all 14 dwellings on Kearsley Drive and to the two dwellings at its junction with Manchester Road and therefore Officers are satisfied that the relevant statutory requirements have been complied with and that local residents should be sufficiently aware of the proposals and have had sufficient time to comment.

The Applicant has expressed concern over two of the proposed conditions. In their view, the requirement for turning off the lighting outside of hours of opening is unnecessary and will not provide them with sufficient security nor the sufficient operational presence (street prominence) that their business requires out of hours. They also take the view that the hours restriction for the servicing element is excessive and that the hours for this element should be the same as the car sales element. It is their view that the proposed operator will walk away from the development if these conditions are imposed. Officers have considered this late request but do not currently have sufficient information before them in order to recommend with confidence that these restrictions should be relaxed. With the support of Pollution Control Officers, Planning Officers continue to recommend the hours of opening and use set out in the report, for the reasons given in that report. Should the Applicant or potential operator wish to vary these hours in future, it would be open to them to apply to do so and they could supplement their application with sufficient evidence and analysis for Officers to support this request at that time.

Pollution Control Officers do not raise objection to the proposal but they do advise that it would have been helpful if a noise assessment had been submitted as this could have given greater certainty about the impact of the development on the properties and may have enabled the greater flexibility of the operating hours for the servicing area now requested. They do note, however, that there are several similar car sale sites on Manchester Road and background noise levels from road traffic in the area will be relatively high. They also note that the access bays directly opposite Kearsley Drive will be used to access the car show room, rather than the servicing bays, and therefore will be used infrequently. They also advise that:-

- the hours restrictions for the vehicle servicing bays should also include the valeting area as this is a potentially noisy activity.
- there should be a restriction preventing vehicle repairs outside of the servicing area i.e. no repairs or servicing should take place within in the car park or external vehicle display areas.

- as it isn't clear from the plans what fencing or landscaping would be provided along the boundary with 27 Kearsley Drive, despite the fact that there are parking bays immediately adjacent to this property and there appears to be a direct line of sight from this property to the entrance of the servicing bays, the boundary treatment condition should make it clear that this should be relatively substantial in scale and density.

Relevant conditions have been amended with these objectives in mind.

They also noted that some lighting information has been provided relatively recently but as they have had insufficient time to consider this, accept that the detail of this will be resolved by the use of a condition. They support Planning Officers' condition requiring the lighting to be switched off outside of operating hours.

06551/19

Ward	Location
HARP	523 & 525 PLODDER LANE, FARNWORTH, BOLTON, BL4 0LB

Six additional objections have been received from residents along Plodder Lane, including one sent through to Yasmin Quereshi MP. The main point of the objections is to object to the online committee, a process that they consider risks excluding elderly and non IT-skilled neighbours from the decision-making process. However, the objections also repeat the assertion that the building is significantly higher than existing houses on the road, that plans are misleading and that the build incorporates incongruent quoining. The objections also raise previous concerns which are detailed within the representation section of the report.

Response to Involvement of Neighbours: In this case, the Council has exceeded its consultation requirements, undertaking 3 rounds of reconsultation by post when revised plans have been received. Typically, the adopted procedure requires interested parties to follow the progress of a case online, themselves. Many households have sent in repeat objection letters to each round of consultation and the report has summarised and addressed the issues raised in all of these.

The case has previously been presented to committee in December 2019, and Members held a lengthy debate over the proposals, requesting further changes to the dormer and asking that it be brought back to committee when those were secured. The case would have been presented to the March committee had this not been cancelled by the pandemic.

Response to other issues: The published report makes clear which changes have taken place since December 2019, and the recommendation remains based on the facts of the case. The annotated images below depict the height and structure in the context of existing houses and concur with the measurements taken on site that confirm the accuracy of the submitted plans.



Reference is also made to a number of additional issues:

- Concerns over whether the foundations have been checked;
- Reference to the bedroom windows in the rear elevation not being main room windows (OR para. 43);
- Size of dormer should revert back to previously approved size;
- Whether rear windows are obscurely glazed and whether the windows in the gables would be obscurely glazed.

To confirm the foundations have been checked by the Council's Building Control team. The foundations as constructed have been approved.

Reference is made in paragraph 43 of the Officers report to there being no main room windows in the rear of the property. This is referring to the host property. It is accepted that there are main room windows located in the rear of properties on Tig Fold Road.

The proposed dormer size is fully assessed at paragraphs 38 of the Officers report. The windows in the dormers are also to be obscurely glazed upto 1.6 metres in height from the finished floor level.

To clarify the proposed plans do show 3 out of the 5 windows in the proposed rear elevation to be obscurely glazed with the windows in the side elevation to be obscurely glazed.