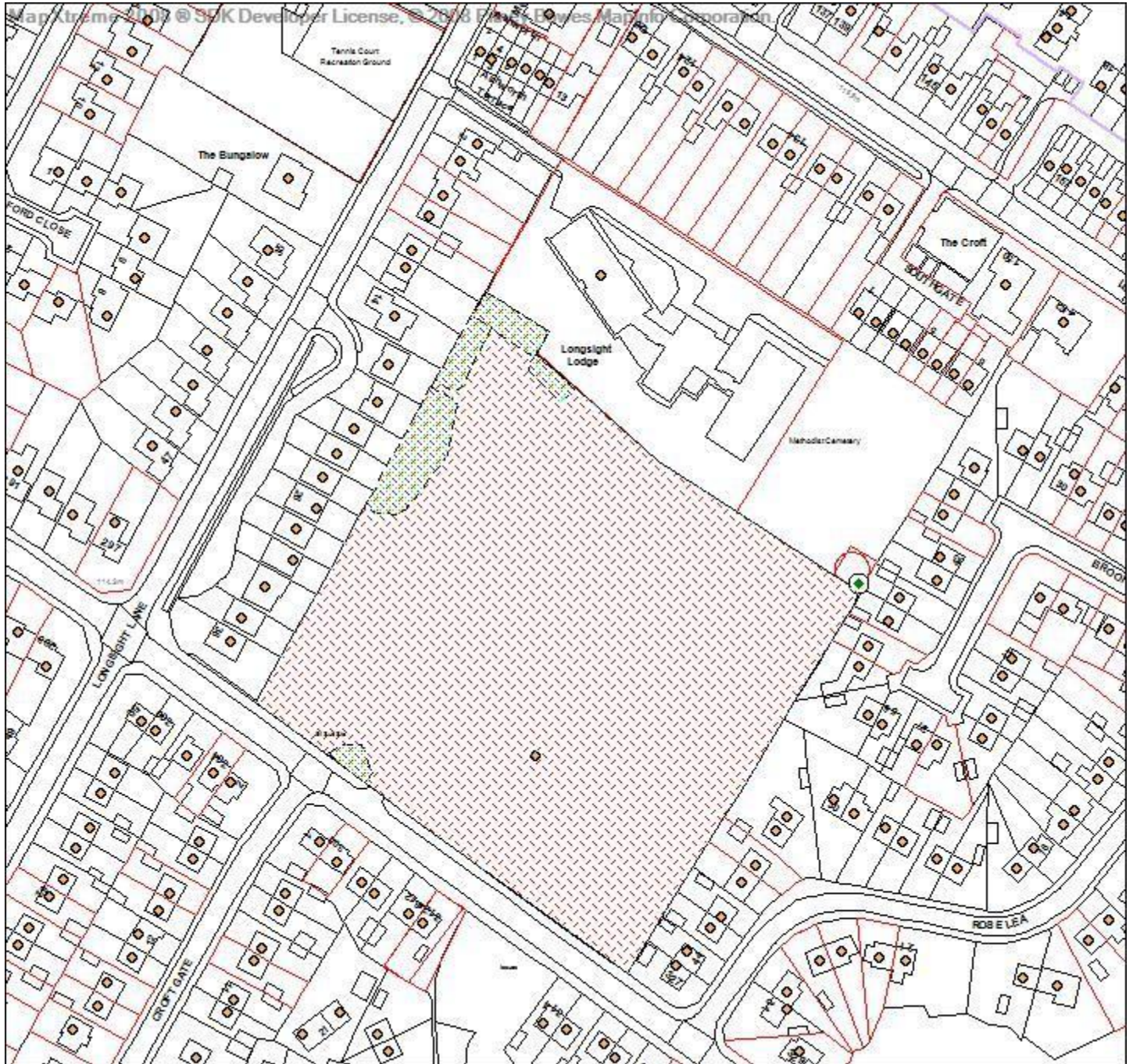


# Application number 96218/16



Development & Regeneration Dept  
Development Management Section

Town Hall, Bolton, Lancashire, BL1 1RU  
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# Bolton Council

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**Date of Meeting: 28/07/2016**

**Application Reference: 96218/16**

**Type of Application: Reserved Matters**  
**Registration Date: 01/04/2016**  
**Decision Due By: 30/06/2016**  
**Responsible Officer: Paul Bridge**

**Location: SITE OF FORMER LONGSIGHT PRIMARY SCHOOL, HOUGH FOLD WAY, BOLTON, BL2 3JN**

**Proposal: RESERVED MATTERS APPLICATION FOR 56NO. RESIDENTIAL DWELLINGS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE DETAILS)**

**Ward: Bradshaw**

**Applicant: Lanway Properties Ltd / McDermott Developments Ltd**

**Agent :**

## **Officers Report**

**Recommendation: Delegate the decision to the Director**

### **Proposal**

The applicant has submitted this reserved matters application to provide layout, scale, landscaping and appearance details for the erection of 56 dwellings located at the site of the former Longsight School which is located off Hough Fold Way. 8 properties would front Hough Fold Way accessed off private drives whilst a estate road would run parallel with Longsight Lane to form two culs de sac. Existing protected trees in the north west corner of the site would be retained whilst new tree planting would be provided along the Hough Fold Way frontage

### **Site Characteristics**

This is a former school site, which is now largely overgrown having been cleared and vacant for a number of years. Access to the site is from Hough Fold Way. The site is within an established residential area, with the rear of properties on Longsight Lane and Rose Lea backing onto the site to the north west and south east. To the north of the site is Longsight Lodge.

The surrounding area is characterised by semi-detached and detached houses with off road parking and gardens to front and rear.

There are clusters of trees along areas of the site boundary, notably to the north and also around the southern entrance. The trees located in the north west corner of the site have recently been protected by way of a Tree Preservation Order.

### **Policy**

NPPF (2012): 4. Promoting sustainable transport; 6. Delivering a wide choice of high quality homes; 7. Requiring good design; 8. Promoting healthy communities; 10. Meeting the challenge of climate

change, flooding and coastal change; 11. Conserving and enhancing the natural environment.

Planning Practice Guidance

Core Strategy policies: CG1 Biodiversity; CG2 Cleaner and Greener; CG3 Built Environment; CG4 Compatible Uses; SC1 Housing P5 Accessibility; S1 Safe Bolton; OA5 North Bolton.

Allocations Plan: 6. Housing; Appendix 4 Allocated Housing Land.

SPD Accessibility, Transport and Safety  
SPD General Design Principles

### **Analysis**

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.

The main impacts of the proposal are:-

The main impacts of the proposal are:-

- \* principle of residential development;
- \* impact on the design and character of the area;
- \* impact on residential amenity;
- \* impact on the highway;
- \* impact on the natural environment and flood risk;
- \* impact on sustainable development; and
- \* impact on infrastructure and planning contributions.

### **Principle of residential development**

The principle of residential development was approved by Members at the Planning Committee in July 2015. In addition, it is also noted that the site benefits from being an allocated site for residential development in the Allocations Plan.

The application is a reserved matters submission to provide 56 residential dwellings, predominantly primarily detached and semi-detached with some terraced properties, which is largely in keeping with the style and density of the surrounding area.

The proposal is considered to contribute to the urban regeneration of the borough, through the development of a vacant, brownfield site. The proposal will significantly contribute to housing target figures and therefore meets the requirements of Core Strategy policy SC1 and Appendix 4 of the Allocations Plan.

#### Impact on the design and character of the area

Section 7 of the NPPF recognises that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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. Furthermore, development should be compatible with the surrounding area, in terms of scale, massing, grain, form, architecture, street enclosure, local materials and landscape treatment.

The submitted detailed layout does show that the proposed development has been designed to assimilate well with the surrounding area in terms of general layout and density. Properties front Hough Fold Way creating an active street scene which mirrors those existing properties on the opposite side of the road.

In this respect, the proposal is considered to comply with Core Strategy policy CG3.

#### Impact on residential amenity

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.

SPD 'General Design Principles' section 3, part 1, contains guidance on interface distances between dwellings.

The proposed detailed layout has been designed to ensure that interface distances as detailed in the SPD are met in full from the proposed dwellings to existing properties outside of the site. Internally the proposed development would be built out to ensure interface guidelines are implemented. There are two areas which are slightly substandard (c. 1 metre from a main room window to a gable). This minor relaxation is considered to be relatively minor. Furthermore, potential purchasers of the properties would be aware prior to purchasing a property of the relationship with the surrounding properties/plots.

The proposal is not therefore considered to have any detrimental impact on the residential amenity of existing or future residents and fully complies with policy in this respect.

#### Impact on the Highway

Core Strategy policy S1 seeks to promote road safety in the design of new development. Core Strategy policy P5 seeks to ensure that development is accessible by different types of transport, prioritising pedestrians, cyclists and public transport over the motorised vehicle. Appendix 3 provides guidance on parking standards.

The internal road layout, complies with the local authorities requirements for adoption whilst providing sufficient car parking can be achieved within the site to meet the requirements of parking standards contained in Appendix 3 of the Core Strategy.

The proposal is considered to be well designed in highway terms and will not have a detrimental impact on the highway and thus complies with policy.

#### Impact on the Natural Environment and Flood Risk

Core Strategy policy CG1 seeks to safeguard and enhance the biodiversity in the borough by protecting sites of urban biodiversity including trees, woodland and hedgerows.

Core Strategy policy CG2.2(c) states that proposals for 5 or more residential units must demonstrate the sustainable management of surface water run-off from developments. On brownfield sites the rate of run-off should be 50% less than conditions before development.

The indicative layout submitted shows that residential development can be accommodated on the site whilst retaining a large proportion of the trees on the site. Greater Manchester Ecology Unit were consulted previously and they are satisfied that the site is of limited ecological value. They make the recommendation that the reserved matters application should include full details of biodiversity enhancement measures and this will be a condition of planning permission.

The applicant has submitted biodiversity enhancement measures which include native tree and hedge planting and the provision of bat and bird boxes within the development. These are considered to be acceptable.

The applicant has also submitted a drainage scheme which has been agreed with United Utilities and the Council's Drainage team. The scheme will be conditioned to be implemented in full.

The proposal complies with policy.

#### Impact on Sustainable Development

Core Strategy policy CG2 seeks to ensure that development proposals of 5 or more residential units achieve the following sustainability measures:

- a) Achieve level 3 Code for Sustainable Homes.
- b) Incorporate appropriate decentralised, renewable or low carbon energy sources to reduce CO2 emissions.
- c) Demonstrate the sustainable management of surface water run-off from developments.

The latter of these points (c) has been addressed in the above section.

A sustainability statement has been submitted with the application proposal. It should be noted that changes to the Building Regulation requirements ensure that developments achieve a much higher level of sustainability than previously and this should be taken into consideration when assessing proposed sustainability measures, Code for Sustainable Homes has been superseded by Building Regulation requirements.

The applicant has sought to reduce CO2 emissions in accordance with the 10% requirement as outlined in Core Strategy policy CG2. However, due to site viability constraints this is not possible. The applicant has agreed to reduce CO2 emissions from the properties by 2.69% through the use of a fabric first approach.

In view of the site constraints it is considered that on balance the applicant has sought to maximise the sustainability of the scheme.

#### Impact on Infrastructure and Planning Contributions

Core Strategy policy IPC1 sets out the Council's approach to planning contributions. These contributions are required to ensure that the additional requirements that arise from new development for infrastructure, services and facilities are met as well as addressing any impact on the environment.

The policy seeks to ensure that developers make reasonable provision or contribution towards the cost of appropriate physical, social and green infrastructure required by the proposed development

and/or mitigate the impact of that development. At the outline planning stage a framework s.106 agreement set the broad planning obligations which would be secured through a further s.106 agreement as and when a reserved matters application was submitted for the site. The framework agreement sought the following potential contributions:

Affordable housing:- 8 units - 6 affordable rent and 2 intermediate housing (on site);  
Education - £69,337.25;  
Public Open Space - £78,848; and  
Public health - £12, 544.

The framework agreement had a caveat that the above contributions would be the subject of a further viability study with the reserved matters submission.

The applicant has been in detailed discussions with the Council's Surveyors who have confirmed that the development can provide a total of £160,729 in contributions. This would enable a profit margin of 16% to be achieved from the site.

Based on the original breakdown of contributions set out within the outline permission this would equate to the following contributions being paid:

Off site affordable housing contribution: £127,445.93;  
Education - £14,353.72;  
Public Open Space - £16,332.58; and  
Public health - £2, 596.77.

It is considered that the proposal would comply with Core Strategy policy IPC1.

### **Conclusion**

The proposed residential development would regenerate the existing site by providing a new high quality residential environment. The proposal would respect the character of the surrounding area and also respect the living conditions of existing and future residents. It is recommended that Members delegate the decision to the Director of Place to enable the s.106 agreement to be signed.



## **Representation and Consultation Annex**

### **Representations**

**Letters:-** four letters have been received raising the following concerns:

- Drainage concerns - since the demolition of the School damage has been caused to the original drainage system which results in adjoining gardens being prone to flooding and within the site - ***the development would provide a new drainage system for the whole site which would result in a free draining site which is less likely to result in the flooding of adjoining properties or the adjoining road network.***
- Reference is made to ground gas within the site - ***the site would be redeveloped in a safe manner both for construction workers and for future residents of the properties;***
- Lack of clarity regarding the height of the proposed new garden fences;
- Impact on facilities in the area e.g. new school, doctors surgery;
- No requirement for extra homes;
- Concerns over the suitability of the proposed new tree within the development, regarding the siting and type of trees i.e. too big (when mature) and too close to existing properties - ***a landscape scheme will be approved by the Council's Landscape team which is appropriate for the setting i.e. type of tree which is not too big - native species;***
- Query whether the TPO for the site would cover the proposed new tree planting - ***no the TPO covers existing trees within the site only;***
- There has been some significant felling of trees within the site already - ***some trees have been felled within the site. At the time of felling the trees were not protected.***

**Petitions:-** no petitions have been submitted.

**Elected Members:-** no representations have been received from any Members.

### **Consultations**

Advice was sought from the following consultees: Highway Engineers; GMEU, Floodrisk, Greater Manchester Police; Landscape, Greenspace, Tree and Woodland Officers, Strategic Development, Strategic Housing, Primary Care Trust, Education, Corporate Property, Economic Strategy, Coal Authority and Corporate Property Services.

### **Planning History**

An earlier application seeking outline planning consent was considered at the July 2015 Planning Committee (Ref: 94271/15) for the erection of 56 dwellings with details of access the only detailed matter approved at that stage. At the July 2015 Committee meeting Members delegated the decision to the Director subject to the signing of a s.106 agreement. This agreement sought the provision of on site affordable housing and off site contributions to public art, public open space, health provision and education. Outline planning permission was finally granted for the scheme in December 2015.

**Recommendation: Delegate the decision to the Director**

### **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. Trees and shrubs shall be planted on the site in accordance with a landscape scheme to be submitted and approved in writing by the Local Planning Authority prior to the development being first brought into use. The approved scheme shall be implemented in full and carried out within 6 months of the occupation of any of the buildings or the completion of the development, whichever is the sooner, or in accordance with phasing details included as part of the scheme and subsequently approved by the Local Planning Authority. Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.

Reason

To reflect and soften the setting of the development within the landscape.

2. No demolition, development or stripping of soil shall be started until:

1. The trees and hedgerows within or overhanging the site which are to be retained/or are subject of a Tree Preservation Order (TPO)] have been surrounded by fences of a type to be agreed in writing with the Local Planning Authority prior to such works commencing.
2. The approved fencing shall remain in the agreed location (in accordance with BS 5837:2012) until the development is completed or unless otherwise agreed in writing with the Local Planning Authority and there shall be no work, including the storage of materials, or placing of site cabins, within the fenced area(s).
3. No development shall be started until a minimum of 14 days written notice has been given to the Local Planning Authority confirming the approved protective fencing has been erected.

Reason

To protect the health and appearance of the tree(s).

3. Prior to first occupation of the development hereby approved a Biodiversity Plan shall be submitted to and approved in writing by the Local Planning Authority which makes provision for the siting of 5 bat boxes and 14 bird boxes within the development. The submitted details should identify the location and type of bird and bat box to be installed. Prior to completion of the development the approved scheme shall be implemented in full and the installed boxes retained in the approved locations thereafter.

Reason

To mitigate the loss of grassland and to enhance the ecological value of the site in accordance with Core Strategy policy CG1.

4. Prior to the development hereby approved being first occupied or brought into use, a scheme detailing how parts of the site to be used by vehicles are to be laid out, constructed, surfaced, drained and lit shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and thereafter made available for the use of vehicles at all times the development is in use.

Reason

To encourage drivers to make use of the parking and circulation area(s) provided.

5. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed fully in accordance with the approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.

Reason



To ensure the site provides satisfactory means of surface water drainage.

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

**Drawing No. 1 D- Site Layout - dated Feb 2016;  
AT001/T00 - Topographical Survey dated November 2014;  
Drawing No. ASH 1.7 - The Ashdown, dated May 2013;  
Drawing No. BRO 1.7 - The Bromley, dated Feb 2013;  
Drawing No. CHA 1.7 - The Chatham, dated Nov 2015;  
Drawing No. CLE 1.7 - The Cleveland, dated May 2014;  
Drawing No. MAI 1.7 - The Maidstone, dated Dec 2015;  
Drawing No. OAK 1.7 - The Oakhurst, dated February 2010;  
Drawing No. WEL 1.7 - The Welland, dated Mar 2010  
Drawing No. WIN 1.7 - The Windermere, dated Jan 2010;  
Drawing No. WIN 1.7 - The Winster. dated June 2012;  
Drawing No. Hay 1.7 House Type 2b, dated Mar 2016;  
Drawing No. ST-01 - Brick Types, dated June 2016  
Drawing No. SD-SW1 - 1.8 metre Screen Wall with Feather edge panels, dated Feb 2016  
Drawing No. SD-F1 - 1.8 metre Featheredge boarded fence (F1) screen Wall with  
Feather edge panels, dated June 2010**

Reason

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

7. The development hereby permitted shall be constructed entirely of the following external materials:

- Bricks - Ibstock Roughdales Red Multi Rustic and Carlton Bretton Dragwire as shown on Drawing No. ST01 Brick Types;
- Roof tile - Russell Grampian - (Colour - Slate Grey);
- Windows - White UPVC;
- Fascia - Black UPVC.

Reason

For the avoidance of doubt as to what is permitted.

8. No dwelling shall be occupied until the access road(s), footway(s) and footpath(s) leading thereto have been constructed and completed in accordance with the drawing ref: 1.0 - Site Layout dated Feb 2016.

Reason

In the interests of highway safety.

9. The garage(s) and driveways hereby approved/permitted shall be made available at all times for the parking of motor vehicles.

Reason

The loss of garage spaces would be likely to lead to an increase in on-street parking to the general detriment of highway safety and in order to comply with policy P5 and Appendix 3 of Bolton's Core Strategy.

10. Prior to the commencement of development full details of the highway works at Hough Fold Way comprising of the relocation of street lighting shall be submitted to and approved in writing by the

Local Planning Authority. The approved scheme shall be implemented in full prior to the development being first brought into use and retained thereafter.

Reason

In the interests of highway safety.

11. Within 3 months of the commencement of development hereby approved/permitted, a scheme which makes provision for no waiting restrictions at the junction of the new residential site access road with Hough Fold Way together with no waiting restrictions within the turning provision within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full within 3 months of the completion of the development.

Reason

In the interests of highway safety.

12. Within 3 months of the commencement of development full details of the highway works at Hough Fold Way comprising of the provision of drop kerbs to facilitate driveway access to Plots 1, 43 to 47 inclusive and Plot 56 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the development being first brought into use and retained thereafter.

Reason

In the interests of highway safety.

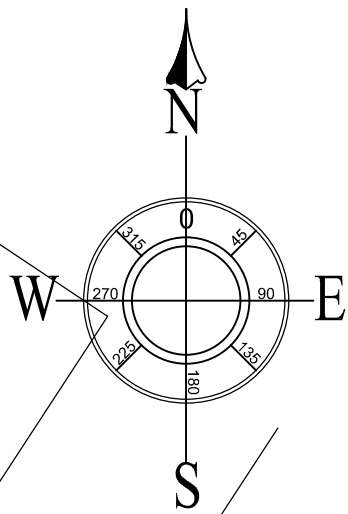
14. The screen fences and walls as shown on drawing ref: SD-SW1, SD-F1 and shall be erected fully in accordance with the approved location/siting details contained on drawing ref:1.0 Rev D and retained thereafter.

Reason

To ensure adequate standards of privacy and amenity are obtained and the development reflects the landscape and townscape character of the area.

# Hough Fold Way, Bolton

Schedule of Accomodation			
Mai	'Maidstone' 4 bed detached	1232 sq.ft.	11
Bro	'Bromley' 3 bed detached	1200 sq.ft	2
Cha	'Chatam' 4 bed detached	1100 sq.ft	12
Cle	'Cleveland' 4 bed detached	1120 sq.ft	2
Ash	'Ashdown' 3 bed semi	966 sq.ft.	4
Oak	'Oakhurst' 3 bed detached	900 sq.ft.	8
Wins	'Winster' 3 bed semi	840 sq.ft.	8
Win	'Windermere' 3 bed semi	803 sq.ft.	6
2b	2 bed mews	700 sq.ft.	3
		56,100	56
Total Site Area = 4.33 acres (1.75 ha)			
Undevelopable = 0.34 acres			
Nett Developable = 3.99 acres (1.61 ha)			
Density = 35 units / ha 14,060 sq.ft. / acre			



KEY	
	Site Boundary
	1.8m Feather edge Fence to detail
	1.8m screen wall to detail
	600x600mm grey conc. paving flags to paths and patios
	Existing trees to be retained
	Proposed Tree planting

## Site Layout

Jupiter House, 1 Mercury Rise, Altham, Lancs, BB5 5BY  
T. 01282 774586 F. 01282 774616  
E. info@mcdermothomes.co.uk www.mcdermothomes.co.uk

### Hough Fold Way Bolton

	Scale	1:500
	Date	FEB 2016
Title	Dwg. No.	
SITE LAYOUT	1.0 D	

Rev	Date	Revision
D	23.06.16	fencing and flagging added.
C	02.06.16	Plot 43 moved to accommodate 6m easement to proposed culvert Plot 28 moved forward 1m as planning request.
B	13.05.16	Plot FFL's Amended. Paths and patios added.
A	30.03.16	Plot FFL's added, fencing denoted on plan & site red edge boundary added.



# Hough Fold Way, Bolton



STREETSCENE A-A



STREETSCENE B-B



STREETSCENE C-C



SITE LAYOUT



Hough Fold Way  
Bolton

			Scale	1:200 @ A1
			Date	MARCH 2016
Rev	Date	Revision		
Title			Dwg. No.	1.0
Streetscenes				

## Streetscenes