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## **EXECUTIVE MEMBER DEVELOPMENT**

A record of decisions made by the Executive Member with responsibility for Executive Member Development on:-

**26 FEBRUARY 2007**

following consideration of the matters detailed below in the presence of:-

Councillor Adia	Executive Member for Development
Councillor Critchley	Major Opposition Spokesperson
Councillor R Ronson	Minor Opposition Spokesperson
Mr K Davies	Director of Development and
Mr T Hill	Regeneration
Mr M Kelly	Chief Planning Officer
Mrs C Sutton	Chief Economic Officer
Mr N Puttnam	Head of Strategic Development
Mr A McCreesh	Town Centre Development Co-ordinator
Mr D Mee	Group Engineer
Mr R Binks	Head of Estates
Ms H Gorman	Policy Accountant
Mrs V Ridge	Senior Lawyer
	Principal Democratic Services Officer

### **104 MONITORING OF EXECUTIVE MEMBER DECISIONS**

The Director of Legal and Democratic Services submitted a report which contained monitoring information related to decisions taken at the Executive Member's previous meetings.

The Executive Member for Development NOTED the progress on decisions previously taken, as detailed in the Appendix to these minutes.

### **105 PLANNING CONTROL POLICY NOTE 21 - HIGHWAY CONSIDERATIONS**

The Director of Environmental Services submitted a report which outlined details of the proposed adoption of a revised Planning Control Policy Note 21 in respect of Highway Considerations.

The report reminded the Executive Member that the Council had a number of Planning Control Notes, which provided detailed advice to supplement the Council's Unitary Development Plan policies, in order to help those who wished to understand the Council's Planning requirements and advice.

The report highlighted that the Planning Control Policy Note 21, Highway Considerations had been revised to reflect current policies and had been subjected to consultation in May, 2006.

The Executive Member was advised that the Executive Member for Environmental Services had approved the document on 12th December, 2006 as a statement of Highway Authority Policy.

**The Executive Member for Development APPROVED -**

**That the Planning Control Policy Note 21 - Highway Considerations for Planning Control purposes.**

#### **106 HORWICH LOCOMOTIVE WORKS CONSERVATION AREA MANAGEMENT PLAN - DRAFT CONSULTATION**

The Director of Development and Regeneration submitted a report which sought the Executive Member's approval of the Horwich Locomotive Works Conservation Area Management Plan.

The report outlined the results of the public consultation which had been undertaken with stakeholders between 22nd November and 8th December, 2006 and which had now been included in the Management Plan.

A copy of the Bolton Council Horwich Locomotive Works Conservation Area Management Plan Draft Consultation Statement was appended to the report

**The Executive Member for Development APPROVED -**

**The Horwich Locomotive Works Conservation Area Management Plan.**

#### **107 ST GEORGE'S CONSERVATION AREA APPRAISAL**

The Director of Development and Regeneration submitted a report which outlined the content of the St. George's Conservation Area Appraisal.

The Executive Member was advised that, as the St. George's Conservation Area had recently been awarded by Heritage Lottery a Townscape Heritage Initiative which would facilitate the heritage regeneration of the area, it was considered appropriate to review the designated area and have an updated Conservation Area Appraisal to, firstly form a sound basis for developing initiatives to improve the area and, secondly, for development control

purposes.

The proposed St. George's Conservation Area Appraisal was attached to the report and this followed the standard guidance set out by English Heritage on the preparation of conservation area appraisals. This included a statement of special interest and more detail on the elements which contributed to its character and appearance.

It was stated that the Appraisal would provide a useful tool for determining applications for development as well as progressing the regeneration of the area. It would also complement the Conservation Management Plan which was prepared by consultants as part of the Townscape Heritage Initiative bid (THI) for the Little Bolton area. Furthermore, as part of the review of the designated area which contributed to the Little Bolton THI bid in 2005 the area had been extended along the western section of St. George's Road and two further extensions to the boundaries were proposed in the appraisal, which were as follows, viz:-

(a) a section north along Bath Street which included the former listed Grammar School, as well as small commercial nineteenth century buildings which were adjacent to the listed St. George's Church; and

(b) a section along Bridge Street which fell currently under the Deansgate Conservation Area.

In conclusion, it was stated that it was proposed to consult businesses and property owners in the area regarding the Conservation Area Appraisal and proposed extension.

**The Executive Member for Development APPROVED -**

**(i) The draft St. George's Conservation Area Appraisal as now detailed; and AGREED -**

**(ii) That the proposed extensions along Bath Street and Bridge Street be included within the St. George's draft Conservation Area Appraisal.**

## **108 DEVELOPMENT CO-ORDINATOR (CULTURAL QUARTER)**

The Director of Development and Regeneration submitted a report which proposed the establishment of a new post to manage the Bolton Innovation Zone/Cultural Quarter programme which was central to realising the development ambitions for the Town Centre.

The report explained the current position regarding the development and implementation of the Bolton Innovation Zone and Cultural Quarter proposals as a comprehensive transformational Town Centre development initiative.

The Executive Member was advised that much of the work around this initiative to date had been project managed on behalf of the Council by MACE Consulting. However, the work had now reached a point where it was considered that, to date, a full time post was required to support the Innovation Zone/Cultural Quarter development. This post would pick up many of the tasks previously undertaken by MACE, although external project management support would still be required on some detailed elements of the initiative.

It was also proposed that the new post would co-ordinate the development and delivery of strategy, plans, partnerships and programmes to ensure the effective delivery of the high quality transformation of this key part of Bolton Town Centre. It was intended that the post be established for an initial period of 3 years although this might be subject to extensions should it be required and it had been graded at Scale PO11.

A copy of the relevant job description and person specification were appended to the report.

**The Executive Member for Development AGREED -**

**Subject to the approval of the Executive Member for Human Resources and Diversity, the establishment of the post of Bolton Innovation Zone/Cultural Quarter Development Co-ordinator as now detailed.**

## **109 DEVELOPMENT AND REGENERATION DEPARTMENT CAPITAL PROGRAMME - PROPOSALS FOR APPROVAL**

The Director of Development and Regeneration submitted a report which sought the Executive Member's approval to allocate funding from the Development and Regeneration Capital Programme for various projects.

The proposed projects were as follows:-

(1) Christmas Lights Phase II - it was proposed to purchase additional Christmas lights to enhance the displays on Victoria Square, Newport Street and Oxford Street at a proposed cost of £50,000; (2) Nelson Square Public Realm Scheme - it was proposed to extend the commission and request a detailed

scheme to be developed which incorporated all the principles and policies of the Town Centre Public Realm Implementation Framework. The budget estimate for the commission was £15,000; (3) Nelson Square - it was requested that, owing to there being efficiency savings in the Development Enabling Fund, the remainder should be carried forward to contribute towards the implementation of the public realm improvement scheme of Nelson Square or an alternative scheme if this was impractical. This was likely to be approximately £100,000 subject to the end of year reconciliation; (4) Cultural Quarter - Business Case - it was proposed that approval be given to commission Emma Parsons, currently Head of Marketing and PR at the Imperial War Museum to complete the second tranche of work at a cost of £18,000 to be completed by October, 2007. Furthermore, some additional technical work was also required and, therefore, it was proposed to extend the commission procured last summer via Mace with Ian Simpson Architects and Sense Cost Consultancy Limited at a cost of £8,000; (5) Cultural Quarter - Masterplanning - it was proposed to undertake an additional piece of masterplanning to address the area around the proposed Transport Interchange. This would be undertaken by EDAW who carried out the original masterplan at a budget estimate of £10,000; and (6) St. George's Group Repair Scheme - Little Bolton - it was proposed to commission conservation accredited architects or surveyors to undertake a preliminary study of the St. George's Terrace (44 - 80 St. George's Road) to provide owners with information on what works were required to their properties and what might be eligible for THI funding. The budget estimate for this was £15,000.

**The Executive Member for Development APPROVED -**

**(i) The schemes, as now detailed, to be funded from the Development and Regeneration Capital Programme; and AGREED - (ii) That, in relation to the expenditure for the various projects, as detailed in the report, where necessary Standing Order 5 be exempted.**

**109 PLANNING CONSULTATION DOCUMENTS - (A) BARKER REVIEW OF LAND USE PLANNING; (B) PLANNING AND CLIMATE CHANGE; (C) PLANNING GAIN SUPPLEMENT**

The Director of Development and Regeneration submitted a report which provided details in relation to the following planning consultation documents, viz:-

- (a) Barker Review of Land Use Planning;
- (b) Planning and Climate Change; and
- (c) Planning Gain Supplement.

With regard to the Barker Review it was stated that this set out a total of 32 recommendations which aimed to ensure that the planning system better supported economic growth, whilst maintaining or enhancing delivery of wider objectives, including ensuring community involvement, supporting local democracy and protecting and enhancing the environment. The recommendations were considered under seven specific headings which were as follows, viz:-

- (1) ensuring that the planning system was more responsive to the market whilst delivering sustainable development;
- (2) managing growing demand for development land, both by ensuring more efficient use of urban land and ensuring that the environment was protected and enhanced within the context of more land being required;
- (3) enabling the effective delivery of necessary infrastructure whilst protecting the need for democratic accountability;
- (4) streamlining the planning system to increase certainty, reduce complexity and cut costs for the private and public sectors whilst ensuring that systems supported effective community involvement;
- (5) enhancing the speed and quality of local authority decision making, so that businesses and other applicants were provided with the level of service they had a right to expect;
- (6) improving the appeals system, to reduce sustainability the lengthy delays currently experienced, whilst providing Planning Inspectors with the resources to make high-quality decisions; and
- (7) improving wider incentives to support this more responsive system, in particular the fiscal incentives which faced local authorities.

The report outlined the Authority's response to the recommendations contained within the Barker Review.

In terms of the proposed planning policy statement: planning and climate change, the consultation document set out the following planning objectives:-

- spatial strategies should contribute to the Government Climate Change Programme and energy policies;
- enabling the provision of new development to secure the highest viable standards of resource and energy efficiency and reduction in carbon emissions;
- delivering patterns of urban growth that helped to secure the fullest possible use of sustainable transport, and reduce the need to travel, especially by car;
- securing new development and shaping places resilient to the effects of climate change;
- sustaining biodiversity;
- reflecting the needs of communities and enable them to

contribute effectively to tackling climate change; and  
- responding to the concerns of businesses and encouraging competitiveness and technological innovation.

The report outlined the Authority's response to the above objectives.

With regard to the Planning Gain Supplement (PGS), members were reminded that the Government consulted on this proposal in 2005 and the PGS would capture a modest portion of the uplift in value accruing to landowners as a result of the granting of planning permission. It was then intended that the funding raised would be used for a variety of infrastructure projects to support new development.

The Executive Member was advised that the Government had now announced that it would move forward with the implementation of the PGS if, after further consultation, it proved to be deemed workable and effective. It also said that PGS would not be introduced earlier than 2009 and that 70% of the PGS would be returned to the local authority area in which it was raised with the remaining 30% becoming available to regions for strategic infrastructure.

The report outlined the Authority's response to the above proposals.

The report also advised that a number of concerns had been raised by Members of the Planning Improvement Working Group and the Development and Regeneration Policy Development Group and these had been included in the Authority's response, which included new wrought iron gates, stone plinths and walls, planting and groundworks; and

**The Executive Member for Development AGREED -**

**The proposed responses to the consultation documents as now detailed.**

## **111 DISTRICT CENTRES IMPROVEMENT FUND - PROPOSALS FOR APPROVAL**

The Director of Development and Regeneration submitted a report which sought the Executive Member's approval for two projects in Horwich Town Centre using the District Centres Improvement Fund (DCIF).

The proposed projects were as follows:-

(a) a new entrance feature to Old Station Park which included new wrought iron gates, stone plinths and walls, planting and groundworks; and (b) the erection of a new street lighting column in St. John Street.

It was stated that the total cost of the works was estimated at £43,750 which allocated the whole of DCIF resources available for Horwich in 2006/2007 and the works were planned to be completed by 31st March, 2007.

**The Executive Member for Development APPROVED -**

**The proposed projects, as now detailed, to be funded from the District Centres Improvement Fund.**

## **112 KNOWSLEY HOUSE REDEVELOPMENT**

The Director of Development and Regeneration submitted a report which outlined proposals for the redevelopment of Knowsley House and adjacent sites.

The Executive Member was advised that a planning application for a comprehensive mixed-use redevelopment of Knowsley House and construction of 74,600sqft of new retail and office floor space was approved by the Planning and Highways Committee subject to a Section 106 Agreement. The scheme proposed a contemporary piece of architecture, which would be a landmark building on the junction of Deansgate and Market Street in accordance with the recommendations of the then emerging Building Bolton Framework. The scheme would deliver high quality retail and office floor space in a Town Centre location and would attract major high street retailers and provide much needed modern office space in the Town Centre.

It was stated that the scheme comprised Knowsley House and all properties bounded by Deansgate/Market Street/ Corporation Street and Knowsley Street and was in the ownership of Gordon Moon Properties with the exception of 62 Deansgate. The scheme involved the extension and refurbishment of Knowsley House and the demolition and redevelopment of the remaining properties.

In respect of the above, Gordon Moon had been in negotiations with the owner of 62 Deansgate to acquire the property but unfortunately no agreement had been reached. Consequently, a written request had been received from Gordon Moon to invoke the powers of Compulsory Purchase in order facilitate site assembly of the outstanding interests. The developer was willing to enter into an Indemnity Agreement with the Council, and bear the total cost of any compensation, acquisition and legal costs in



connection with the Compulsory Purchase Order.

With regard to the CPO, the Executive Member was advised that this should only be made where there was a compelling case in the public interest. In this case, it was strongly recommended that the Council invoke its CPO powers as the proposed scheme was likely to contribute to achieving economic and environmental well-being and all attempts to acquire by private treaty had failed.

**The Executive Member for Development WELCOMED the development proposals, as now detailed, and RECOMMENDED the Executive to approve the use of using the Compulsory Purchase Powers to achieve them.**

## **CONFIDENTIAL ITEMS**

**The background papers and reports in relation to the following items were considered confidential as defined in paragraph 3 of Schedule 12A of the Local Government Act 1972.**

### **113 UNITS 9-11 BOLTON TECHNOLOGY EXCHANGE**

The Director of Corporate Resources submitted a report which outlined the action which had been taken using the emergency powers procedure to agree new terms and conditions for the lease at Units 9 to 11 Bolton Technology Exchange, Spa Road, Bolton.

**The Executive Member for Development NOTED the use of the emergency powers procedure in respect of the new lease at Units 9 to 11 Bolton Technology Exchange, Spa Road, Bolton.**

### **114 LAND AT SINGING CLOUGH, KEARSLEY**

The Director of Corporate Resources submitted a report which sought the Executive Member's approval to authorise the Greater Manchester Geological Unit to carry out site investigation works on land at Singing Clough, Kearsley.

The report stated that the cost of undertaking such works was £30,500.

**The Executive Member for Development AUTHORISED -**

**The necessary site investigation works to be undertaken on**

**land at Singing Clough, Kearsley, as now detailed.**

#### **115 39 NEWPORT STREET, BOLTON**

The Director of Corporate Resources submitted a report which sought the Executive Member's approval of the proposed terms and conditions of the lease in respect of 39 Newport Street for use as a Job Shop.

**The Executive Member for Development APPROVED -**

**The lease in respect of 39 Newport Street for use as a Job Shop.**

#### **116 HAYWARD SECONDARY SCHOOL, LEVER EDGE LANE - UPDATE ON COLLEGE CO-LOCATION PROJECT**

The Director of Corporate Resources submitted a report which provided information in relation to various proposals at the following sites, viz:-

(a) Bolton Sixth Form South Campus/Hayward School, Lever Edge Lane, Bolton; (b) Queen Street, Farnworth; and  
(c) Deane Road/Stanley Street Car Parks and Wellington Yard.

**The Executive Member for Development NOTED -**

**(i) the steps necessary to allow for the redevelopment of Haywood Secondary School; (ii) the progress with the disposal of the Queen Street Campus; (iii) the progress with regard to the disposal of the Town Centre Site; and APPROVED - (iv) the disposal of the Haywood School site at an appropriate market value and the acquisition of the Sixth Form College site.**

#### **117 LAND AT HANOVER STREET, BOLTON**

The Director of Corporate Resources submitted a report which sought the Executive Member's approval to the disposal of the site on Hanover Street, Bolton.

**The Executive Member for Development APPROVED -**

**The disposal of the site of Hanover Street, Bolton upon the agreed terms to allow J.C. Wilkins to enable the expansion of their existing business.**

## **118 LAND AT LEVER GROVE, BOLTON**

The Director of Corporate Resources submitted a report which outlined provisional terms and conditions for the Council's freehold interests on land at Lever Grove, Bolton.

**The transaction as now detailed and AUTHORISED the Director of Legal and Democratic Services to complete the necessary documentation.**