

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

**30.07.15**

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

**Bolton  
Council**

## **93554/15**

Ward	Location
HALL	THE ALBERT HALLS, TOWN HALL, VICTORIA SQUARE, BOLTON, BL1 1RU

Members are advised to approve the detail of this application and for Officers to confirm to the Secretary of State the Committee's acceptance of this detail.

## **93556/15**

Ward	Location
HALL	THE ALBERT HALLS, TOWN HALL, VICTORIA SQUARE, BOLTON, BL1 1RU

Members are advised to approve the detail of this application and for Officers to confirm to the Secretary of State the Committee's acceptance of this detail.

## **93817/15**

Ward	Location
WNCM	TIMWISE PRIVATE HIRE, 260 CHURCH STREET, WESTHOUGHTON, BOLTON, BL5 3QW

17 letters have been received in support of the above development from surrounding residents.

## **94032/15**

Ward	Location
WNCM	UNIT 1002, WINGATES INDUSTRIAL ESTATE, GREAT BANK ROAD, WESTHOUGHTON, BOLTON, BL5 3XU

Further correspondence has been received from the applicant in the form of an additional sequential assessment. The assessment considers the viability of two sites that were identified by the Council. The two sites being as follows:-

- Former Copy plan Site – Bolton Town Centre
- Trinity Retail park

Both units were considered unsuitable due to the following reason:-

- Cost – Too far in excess of initial rental budgets
- Restricted size - 10,000m<sup>2</sup>
- Need for excess refurbishment (copy-plan)

The Planning Strategy Team have since withdrawn their objection due to the additional sequential assessment received and therefore the proposal is no longer contrary to the NPPF and Core Strategy Policies M6 and P1.

Notwithstanding the issue of accessibility for public transport users within a secluded industrial estate, the proposal is now considered to be acceptable subject to conditions with regarding to the provision of 46 car parking spaces and the surfacing of the car park.

## 94060/15

Ward	Location
HOBL	12 HAXEY WALK, HORWICH, BOLTON, BL6 5HT

The applicant has submitted additional information in response to the objection received and would like the following points to be considered:-

1. The intention for the garage is not for Child Minding it is for the family to use as extra living space
2. The business operations of the applicants are not part of this application
3. There is a large rear garden as shown on the existing and proposed layouts
4. The shared access drive is not actually shared - as shown on the plans but also clearly shown on the photographs
5. The windows to the proposed garage conversion look out to the front of the property and therefore do not look directly into the neighbours garden nor the lounge
6. There will be sufficient space without obstruction to access both drives as the drive is not actually shared. Please refer to the photographs and existing and proposed plans
7. The new extension would mean that there won't be access to the back garden therefore there is a planned bin store at the opposite side of the property between no 12 and no 14
8. The proposal will not increase traffic to the dwelling. The occupancy will remain the same as no further bedrooms are proposed
9. It is not proposed to use the property for child minding.
10. The proposed windows to the garage will be of a similar style to existing windows and are unlikely to affect the value of other neighbouring properties as they are detached.

## 94158/15

Ward	Location
SMIT	LAND OFF SALISBURY AVENUE, BOLTON, BL1 4PP

For Members' information, the following Section 106 contributions were agreed for the built Devonshire Park development (which the current proposal is to be an extension to):

**Affordable housing:** 9 units on site with 3 being for affordable rent.

**Public open space/play space:** £21,080 (money to be spent on the current Equipped Play Area Strategy to sustain existing provision in the Smithills ward).

**Education:** £125,860 towards primary and secondary schools

**Health facilities:** £8,060

**Highways improvements:** £95,000 towards traffic calming measures at Sofa Street, Lowndes Street, Lonsdale Road and Devonshire Road, vehicle activated driver feedback sign on Devonshire Road, and footway and carriageway resurfacing works on Lowndes Street.

Two thirds of the required contributions have already been paid, with the remainder to be paid three years after completion of the dwellings.

The applicant has submitted further information regarding the proposed drainage of the site, as recommended by the Council's Drainage team. Whilst it is anticipated that the site is unsuitable for a sustainable drainage scheme (SuDS) due to the ground conditions of the site, which are likely to make the site unsuitable for infiltration, Drainage Officers have requested that the applicant further justifies this within their submission. Officers therefore suggest, if Members are minded to delegate the decision to the Director, that these details are agreed by relevant officers and conditioned as appropriate.

<b>94271/15</b>	
Ward	Location
BRAD	SITE OF FORMER LONGSIGHT PRIMARY SCHOOL, HOUGH FOLD WAY, BOLTON, BL2 3JN

#### S.106 Contributions

Members should be aware that a viability assessment has been submitted with the application. Given the ownership of the site, the Council has a vested interest in the site and therefore independent scrutiny of the viability assessment would be required. Given the costs associated with this and the outline nature of the development proposal, it has been deemed appropriate, as detailed in the main report, that a framework S106 is appropriate in these circumstances. The framework S106 will outline the local authorities commuted sum requirements, with a caveat that if a robust viability assessment is submitted with the application for reserved matters then the contributions will be recalculated accordingly.

From the information provided, the viability assessment does show that the development as proposed could stand a level of S106 contribution, however this would be below the full amount required.

Members are recommended to approve the application via delegating the decision to the Director on the basis of a framework S106.

#### Representations

Councillor Haslam has objected to the application on the following grounds:

- i) The extra pressure that this will impose on the existing congested road network.
- ii) The extra pressure that it will impose on the education and health infrastructure of Harwood. Already there is a shortage of primary school provision in Harwood with siblings in the same family being educated out of the area and at different schools. Extra housing will make this situation worse, especially as there is little scope for expansion of the existing local school provision.
- iii) The problem of flooding in this area.
- iv) The capacity of the water and sewage systems to cope with the demand that extra housing will force on the system.
- v) No real demand for extra housing in Harwood.
- vi) The area is already heavily developed.
- vii) Loss of privacy for the existing residents in the area.
- viii) The land should be preserved for education/leisure usage.

In addition, he objects to this particular housing scheme for the following reasons:

- i) Too close to existing properties.
- ii) The play area is in an inappropriate location, and will impact to a great negative extent on the quality of life of the existing residents. Possibility of anti-social activity following its construction.
- iii) The pond will be a health and safety hazard – causing untold problems especially for small children, and possibly of smell related problems.
- iv) Necessary to preserve the ecological balance of the area – too many trees will be removed. It is essential that the full length of the hedging on the Hough Fold Way is preserved for amenity and ecological reasons.