

Planning Applications Report

**Planning Committee
23rd June 2022**

**Bolton
Council**

Bolton Council has approved a Guide to Good Practice for Members and Officers Involved in the Planning Process. Appendix 1 of the Guide sets down guidance on what should be included in Officer Reports to Committee on planning applications. This Report is written in accordance with that guidance. Copies of the Guide to Good Practice are available at www.bolton.gov.uk

Bolton Council also has a Statement of Community Involvement. As part of this statement, neighbour notification letters will have been sent to all owners and occupiers whose premises adjoin the site of these applications. In residential areas, or in areas where there are dwellings in the vicinity of these sites, letters will also have been sent to all owners and occupiers of residential land or premises, which directly overlook a proposed development. Copies of the Statement of Community Involvement are available at www.bolton.gov.uk

The plans in the report are for location only and are not to scale. The application site will generally be in the centre of the plan edged with a bold line.

The following abbreviations are used within this report: -

CS	The adopted Core Strategy 2011
AP	The adopted Allocations Plan 2014
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
PCPN	A Bolton Council Planning Control Policy Note
PPG	Department of Communities and Local Government Planning Policy Guidance Note
MPG	Department of Communities and Local Government Minerals Planning Guidance Note
SPG	Bolton Council Supplementary Planning Guidance
SPD	Bolton Council Supplementary Planning Document
PPS	Department of Communities and Local Government Planning Policy Statement
TPO	Tree Preservation Order
EA	Environment Agency
SBI	Site of Biological Importance
SSSI	Site of Special Scientific Interest
GMEU	The Greater Manchester Ecology Unit

The background documents for this Report are the respective planning application documents which can be found at:-

www.bolton.gov.uk/planapps

Date of Meeting: 23 June 2022

Application Reference: 13169/22

Type Of Application	Full Planning Permission
Registration Date	17 February 2022
Decision Due Date	31 March 2022
Responsible Officer	Beth Bradburn
Authorizing Officer	

Location	GREAT LEVER CHILDRENS CENTRE LEONARD STREET BOLTON BL3 3AP
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Proposal	ERECTION OF SINGLE STOREY EXTENSION, PROVISION OF SHUTTERED CANOPY SPACE, NEW NURSERY PICKUP AREA ADJ TO EXISTING CAR PARK AND DEMOLITION OF EXISTING STORE TO FORM BREAK OUT SPACE WITH PERIMETER FENCING
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Ward	Great Lever
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Applicant: Mr Kirkwood

Agent: Mr Patel

OFFICERS REPORT

Recommendation: Approve subject to conditions

Executive Summary

- Planning permission is sought for the erection of single storey extension, provision of shuttered canopy space, new nursery pickup area adjacent to the existing car park and demolition of existing store to form break out space with perimeter fencing.
- The school site is Council owned and the proposed project is Council led.
- The extension would result in no increase to the number of children or staff.
- No objections have been received from local residents.
- No objections have been received from consultees.
- The proposal is recommended for approval subject to planning conditions.

Proposal

1. Planning permission is sought for the erection of single storey extension, provision of shuttered canopy space, a new nursery pickup area adjacent to the existing car park and demolition of an existing store to form a breakout space with perimeter fencing.
2. The rear extension would measure 6.01 metres to the ridge line, 10.35 metres in length and 5.74 metres in width and would be constructed out of materials to match. Roller shutters would be installed on the new windows to match the existing shutters on the remainder of the building and would be colour RAL 5014 (pigeon blue).
3. The proposed canopy would have integrated brickwork piers and a pitched roof with gable end to line through with existing angle and roof height, the roof style and tiles would match the existing building. The overall height of the canopy would measure 4.85m to the ridge of the pitched roof.

4. The existing shed/pram store is proposed to be removed to accommodate the new nursery pick-up access, the existing kerb edge would also be removed and made level to adjacent footpath. The pram store would be located to be sited adjacent to the main entrance.
5. The new break out space would involve the existing kerb edge to be trimmed to allow installation of 1200mm wide paving blocks to tie into the existing with new 2000mm Palladin Fence line Architectural Grade Polyester Powder Coated in RAL 6005 (green) to match the existing. The existing grassed areas would be cut back to allow for new paving blocks and kerb construction with new soft play area.
6. Existing opening hours would not be changed from Monday to Friday 8am till 6pm with occasional weekend use. The proposed number of children and staff attending would not be increased.
7. No objections have been received nor have any concerns been raised by statutory consultees, however the Council's Constitution currently requires that all Council applications be presented to Planning Committee.

Site Characteristics

8. The application site consists of a single storey building, a car park to the east of the Childrens Centre building and outdoor play areas around the remainder of the building. Surrounding the Centre building to the north and west is a public grassed play area. The main vehicular and pedestrian entrance is off Leonard Street.
9. The whole site is generally enclosed within a residential area and the site is located within Great Lever which is within Inner Bolton as defined within Bolton Council's allocation plan.

Development Plan policies

10. Core Strategy Objectives SO2 Access to Education, SO5 Bolton's Economy, SO6 Accessibility and Infrastructure, SO16 Community Cohesion and Access.
11. Core Strategy Policies - A1.2 Development of Primary Schools; CG1.2 Urban Biodiversity; CG3 The Built Environment; CG4 Compatible Uses; P5 Transport and Accessibility; S1.2 Road Safety; RA1 Inner Bolton, SC2 Cultural and Community Facilities, Policy H1 Healthy.

Other material planning considerations

12. Supplementary Planning Document: General Design Principles; Accessibility, Transport and Safety.
13. National Planning Policy Framework (NPPF)

Analysis

14. 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.

15. The main impacts of the proposal are:-

- * principle of development
- * impact on the character and appearance of the area
- * impact on the amenity of neighbouring residents
- * impact on highways/accessibility/parking
- * impact on land contamination and land stability
- * impact on trees and landscape features
- * impact on crime

Principle of Development

16. Core Strategy Policy SC2 states that the Council will ensure that local cultural activities and community facilities are located in the neighbourhoods that they serve.
17. Paragraph 92 of the NPPF states that take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
18. The proposed development would assist in improving the current facilities on site which forms part of the Bolton Council strategy of improving community and education facilities (to meet current and future needs in the area) and is therefore considered to be fully compliant with CS policy SC2 and paragraph 92 of the NPPF.

Impact on the Character and Appearance of the Area

19. Policy CG3 of the Core Strategy states that the Council will conserve and enhance local distinctiveness, ensuring development has regard to the overall built character and landscape quality of the area, and will require development to be compatible with the surrounding area, in terms of scale, massing, grain, form, form, architecture, street enclosure, local materials and landscape treatment.
20. Policy RA1 of the Core Strategy relates specifically to development in Inner Bolton and states [amongst other things] that the Council will conserve and enhance the distinctive character of the existing physical and natural environment and ensure that development has particular regard to massing and materials used.
21. The proposed extension and canopy would use materials to match the existing building. The RAL colour of the fences, windows and roller shutters would also match the colour of the existing features on the perimeter and elevation of the Children's Health Centre.
22. In common with the majority of schools and community centres, the site has an institutional appearance with gates, fencing and areas of hardstanding. This would not significantly change as a result of the proposed works which would positively impact on the appearance on the appearance of the building due to the structures being sensitively designed and proportioned to the original building. The school would still be bounded by hard and soft playing areas, no significant alterations would be made to any footpaths and there would be no impact onto the trees or landscaping features as the extension would be sited 18.5m away from the school boundary where the peripheral landscaping would remain.
23. It is considered that the proposed extension would be compatible with the character and appearance of the school building and the surrounding area, compliant with Policies CG3 and RA1 of the Core Strategy.

Impact on the Amenity of Neighbouring Residents

24. Policy CG4 of the Core Strategy seeks to ensure that the Council will ensure that new development proposals are compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security. Development should not generate unacceptable nuisance, odours, fumes, noise or light pollution.
25. The proposed extension would be sited within the existing confines of the children's centre due to the U shape layout of the building. The proposed extension would be in excess of 63.5 metres to the nearest dwellings on Morrison Street therefore would have no adverse impact onto the amenity of surrounding properties in terms of overshadowing or appearing as overbearing.
26. The overall proposal would not result in any additional children attending the nursery or activity centre nor any additional staff. The Council's Pollution Control officers have no concerns in relation to slight enlargement of the Centre and any increased noise or disturbance onto nearby residents caused by the development.
27. Further to the above assessment, it is considered that the living conditions enjoyed at nearby residential properties would not be significantly harmed by way of noise and disturbance from the expansion of the Children's Centre nor would the proposed structures or alterations result in any significant impact onto amenity. The proposal would comply with CS policy CG4.

Impact on Highways

28. Core Strategy policies P5 and S1 seek to ensure that Council and its partners will ensure that new developments take into account the requirements for accessibility by different modes of transport, including parking and service arrangements. In addition, there is a requirement that road safety is promoted in the design of new development.
29. There would be no increase in children or staff numbers therefore there would be no increase in demand for parking.
30. Furthermore, the alterations to the nursery pick up area would improve access and road safety and would adhere to policies P5 and S1 of the Core Strategy.

Land Contamination and Stability

31. Policy CG4.3 of the Core Strategy, in line with the NPPF, requires all new development to ensure any risk of contamination is identified and adequately managed. Paragraphs 183 to 184 of the NPPF state that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location and that adequate site investigation information, prepared by a competent person, is presented with applications.

Land Contamination

32. The potential contamination on site and the phase 1 contamination risk assessment provided by BEK Enviro Ltd, Ref BEK-20779-1, dated October 2020 was reviewed by the Council's Environmental Health Department who agreed with the findings that further site investigations would be required. This matter would be secured by condition.

Coal Mining Legacy – Land Stability

33. The Coal Authority records indicate that the site lies within an area of probable unrecorded shallow coal mining. This could affect the safety and stability for the proposed development.

34. The planning application is accompanied by a Coal Mining Risk Assessment, dated 16 October 2020 which assesses the risk from subsidence associated with historical coal mining at the. The assessment concludes that it is not possible to conclude with certainty the extent of the coal mining risks on the site.
35. The assessment was reviewed by The Coal Authority. The Coal Authority conclude that the actual ground conditions beneath the site are required to inform the extent of any remedial and / or mitigation measures considered necessary to ensure the safety and stability of the proposed development
36. The applicant is aware that in the event that mine workings are encountered within influencing distance of the surface, ground stabilisation works, may be required and that the Coal Authority recommends the imposition of the pre commencement conditions to ascertain any remediation / mitigation works which would be required to ensure that the proposed works are appropriate to ensure the safe and stable development to occur.
37. Subject to the necessary conditions outlining the above, the proposal would be in accordance with policy CG4.3 of the Core Strategy.

Impact on trees/landscape features

38. Core Strategy Policy CG1.2 safeguards and enhances biodiversity in the borough by protecting sites of urban biodiversity including trees, woodland and hedgerows from adverse development, and improving the quality and inter connectivity of wildlife corridors and habitats.
39. Due to there being a number of trees surrounding the perimeter of the site, the Council's Tree and Woodland Officer was consulted and had the following comments to make:
- *The fence is quite close to one of the trees on the rear boundary therefore confirmation that the foundations are dug by hand is required. The trees should also be surrounded by protected fencing during works.*
40. Further to the above comments, a Hand Dig Method Statement for the proposed fencing was provided and deemed acceptable by the Tree and Woodland Officer. It will be conditioned for protective fencing to be erected around the trees throughout the duration of the works and for the fencing to be installed in accordance with the hand dig method statement.
41. Subject to the necessary conditions the proposal would accord with Core Strategy Policy CG1.2.

Impact on Crime

42. Core Strategy Policy S1 states that the council shall ensure that the design of new development will take into account the need to reduce crime and the fear of crime.
43. Paragraph 92 of the NPPF states that development should be safe and accessible, so that crime and disorder, and the fear of crime, do not undermine community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas.
44. Greater Manchester Police Design for Security were consulted on the development and provided the following comments:

- *The new external fittings (i.e. shutters, windows or doors, cycle storage) should be certified to Secured by Design standards.*
- *All aspects of the proposed extension, particularly doorways should be illuminated with dusk til dawn lighting.*
- *Coverage for any CCTV systems and alarms will need to be reviewed to check all areas of the development are covered.*

45. The above recommendations will be imposed on this decision via an advisory note to influence the security features on the proposed development.

Local finance considerations

46. Section 70(2) of the Town and County Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. There are not considered to be any local financial considerations in this case.

Conclusion

47. It is considered that the proposed extensions and alterations are necessary to improve the facilities of the Children's Health Care Centre and would incorporate a contemporary and well-designed addition to the building and would fully accord with the policies contained within the Development Plan.

48. Members are therefore recommended to approve this application subject to conditions.

Representation and Consultation Annex

Representations

Letters:- None received.

Petitions:- None received.

Elected Members:- None received.

Consultations

Advice was sought from the following consultees: Highways; Pollution Control; Tree and Woodland Officer, Design for Security Greater Manchester Police and the Coal Authority.

Planning History

Under the reference 68988/04, planning permission was granted for the erection of single storey extension to form health-room.

Recommendation: Approve subject to conditions

Recommended Conditions and/or Reasons

Subject to the following conditions, which have been imposed for the reasons stated:-

- 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 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 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) and in order to comply with Bolton's Core Strategy policies CG1 and CG3

Reason for Pre-Commencement Condition:

Tree protection measures must be implemented prior to the commencement of works to protect the health and appearance of the tree(s) during the construction phase.

- 3 The development hereby approved shall be carried out in full accordance with the following approved Preliminary Risk Assessment: Great Lever Childrens Centre, Great Lever, Bolton, dated October 2020 (ref:BEK 20779-1) by BEK Enviro Ltd.

i) Prior to commencement and before any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration. Provision of a comprehensive site investigation and risk assessment examining identified potential pollutant linkages in the Preliminary Risk Assessment should be presented and approved by the Local Planning Authority.

ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.

iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.

iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

General Note to Applicant

Please note: The responsibility to properly address contaminated land issues, including safe development and secure occupancy, irrespective of any involvement by this Authority, lies with the owner/developer of the site.

Reason:

To safeguard the amenity of the future occupants of the development and to comply with Core Strategy policy CG4.

Reason for Pre-Commencement Condition:

Any works on site could affect contamination which may be present and hinder the effective remediation of any contamination causing a risk to the health of future occupiers and harm to the environment, hence further investigation must be carried out prior to the commencement of any works on site.

- 4 No development shall commence until;
- a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason:

To safeguard the amenity of the future occupants of the development and to comply with Core Strategy policy CG4.

Reason for Pre-Commencement Condition:

Any works on site could affect ground stability which may be present and hinder the effective remediation of any contamination causing a risk to the health of future occupants and harm to the environment, hence the investigation must be carried out prior to the commencement of any works on site.

- 5 The development hereby permitted shall be constructed entirely of the materials details of which are shown on plan references:

Proposed Extension Floor Plan, Dwg 0110 Rev E, dated 15.06.21
Proposed Site Plan, Dwg 0112, Rev E, dated 15.10.20
Proposed Extension Elevations, Dwg 0111, dated 16.10.20
Proposed Extension Section A-A, Dwg 0113 Rev E, dated 15.02.22

Reason

For the avoidance of doubt as to what is permitted and in order to comply with Bolton's Core Strategy policy CG3

- 6 The approved fencing as shown on the drawing ref. Proposed Site Plan, Dwg 0112, Rev E, dated 15.10.20 shall be installed fully in accordance with the Hand Dig Method Statement as detailed within the email on 26th April 2022 and retained in full thereafter.

Reason

To protect the health and appearance of the tree(s) and in order to comply with Bolton's Core Strategy policies CG1 and CG3.

- 7 Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason:

To safeguard the amenity of the future occupants of the development and to comply with Core Strategy policy CG4.

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

Proposed Extension Floor Plan, Dwg 0110 Rev E, dated 15.06.21
Site Location Plan, Dwg 0100, dated 16.02.21
Proposed Site Plan, Dwg 0112, Rev E, dated 15.10.20
Proposed Extension Elevations, Dwg 0111, dated 16.10.20
Proposed Extension Section A-A, Dwg 0113 Rev E, dated 15.02.22

Reason

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

NOTES:
Copyright in all documents prepared by the architect and any works executed from these documents and drawings, shall unless otherwise agreed, remain the property of the architect and must not be reproduced by, lent or disclosed to, a third party without the written consent of Good and Tillotson.

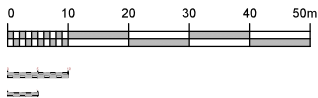
DO NOT SCALE OFF THIS DRAWING.
All dimensions to be checked on site and any discrepancies to be referred to the architect before proceeding.

ALL LEVELS TO BE CHECKED ON SITE.
All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect before proceeding.

All component sizes and references to be checked prior to the ordering of materials.

Positions and designation (i.e. combined, surface water or foul) of existing drain runs on site are to be checked / confirmed by the building contractor prior to commencement of any drainage works. Any existing drains, to which additional connections are to be made, are also to be checked as necessary to ensure they are suitable to accommodate additional capacity and the type of effluent being connected.

All relevant boundary positions are to be checked prior to proceeding.



LEGEND
█ Denotes Site boundary

A SITE BOUNDARY AMENDED J.P 13.10.20
 FOLLOWING CLIENT COMMENTS.

Rev	Revision	Int.	Date

Client:

Robertson FM

Project:

Great Lever CC Alterations and Extension

Location:

Leonard Street
 Bolton
 BL3 3AP

Good & Tillotson Chartered Architects

2 The Studios,
 318 Chorley Old Road,
 Bolton,
 BL1 4JU

Tel: 01204 497700

Email: info@goodandtillotson.co.uk
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Drawing Title:

Site Location Plan

G&T Job No:	Scale:	Drawn:	Checked:	Date:
2003	1:1250@A4	JP	KC	16.02.22

Drawing Purpose:	Status:	Revision:
FOR PLANNING	S4	-

BLM Project:	Origin:	Zone:	Level:	Type:	Role:	Dwg No:
2003-GTA-XX-XX-DR-A-0100						

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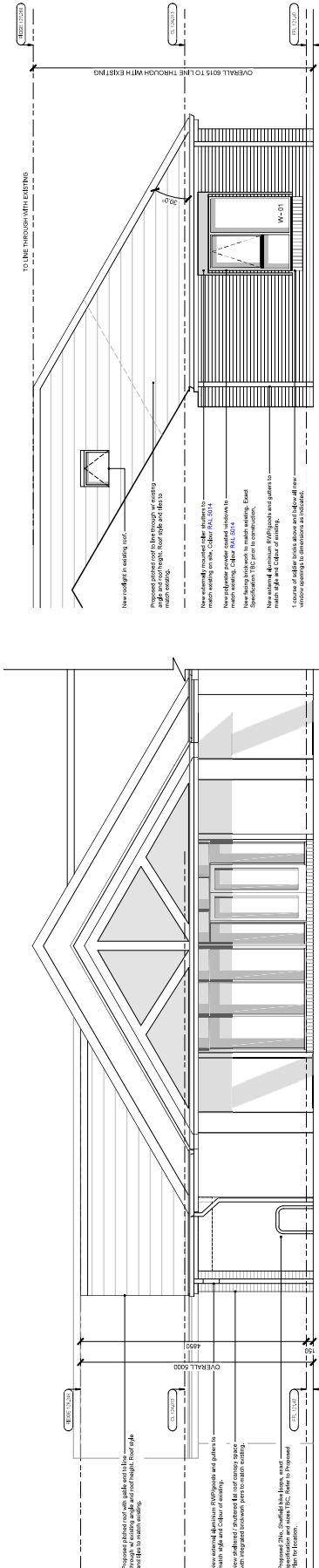
Leonard Street

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PROPOSED CANOPY EX.



Proposed Elevation D
(Scale 1:50)

Est. No	Est. #	Client	Contract	Date
2003	150@A1	JP	KC	16.10.20

Rev	Rev Date	Rev Desc	Rev By	Rev Date
1	16.10.20	Initial	SA	C

FOR PLANNING

Rev	Rev Date	Rev Desc	Rev By	Rev Date
1	16.10.20	Initial	SA	C

2003-GTA-XX-XX-DR-A-0111



Row	Revision	Ref.	Q.90
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Great Lever CC Alterations and Extension

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Proposed Extension Section A - A

Q&T Job No.	Scale	Drawn	Checked	Date
2003	1:100@A1	JP	KC	15.02.22

2003-GTA-XX-XX-DR-A-0113

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