

PLANNING COMMITTEE
Schedule of Supplementary Information

3rd February 2022

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

**Bolton
Council**

09549/20

Ward	Location
GRLE	LAND AT BRADSHAWGATE, BOLTON

Members are advised that minor changes have been made to the wording of conditions, as follows:-

Condition 2: Timescale for submission of Reserved Matters reduced to two years to be consistent with condition 1 and in order to address the urgent need for housing in Bolton.

Condition 3: Typo in the word "if" corrected.

Condition 5 (Highways): Reference to "full Road Safety Audit" changed to "Stage 1 / 2 Road Safety Audit (as appropriate)" to reflect current practice. Requirement to submit a more detailed travel plan with the Reserved Matters application removed as this could reasonably be a required by a condition on any Reserved Matters approval.

11570/21

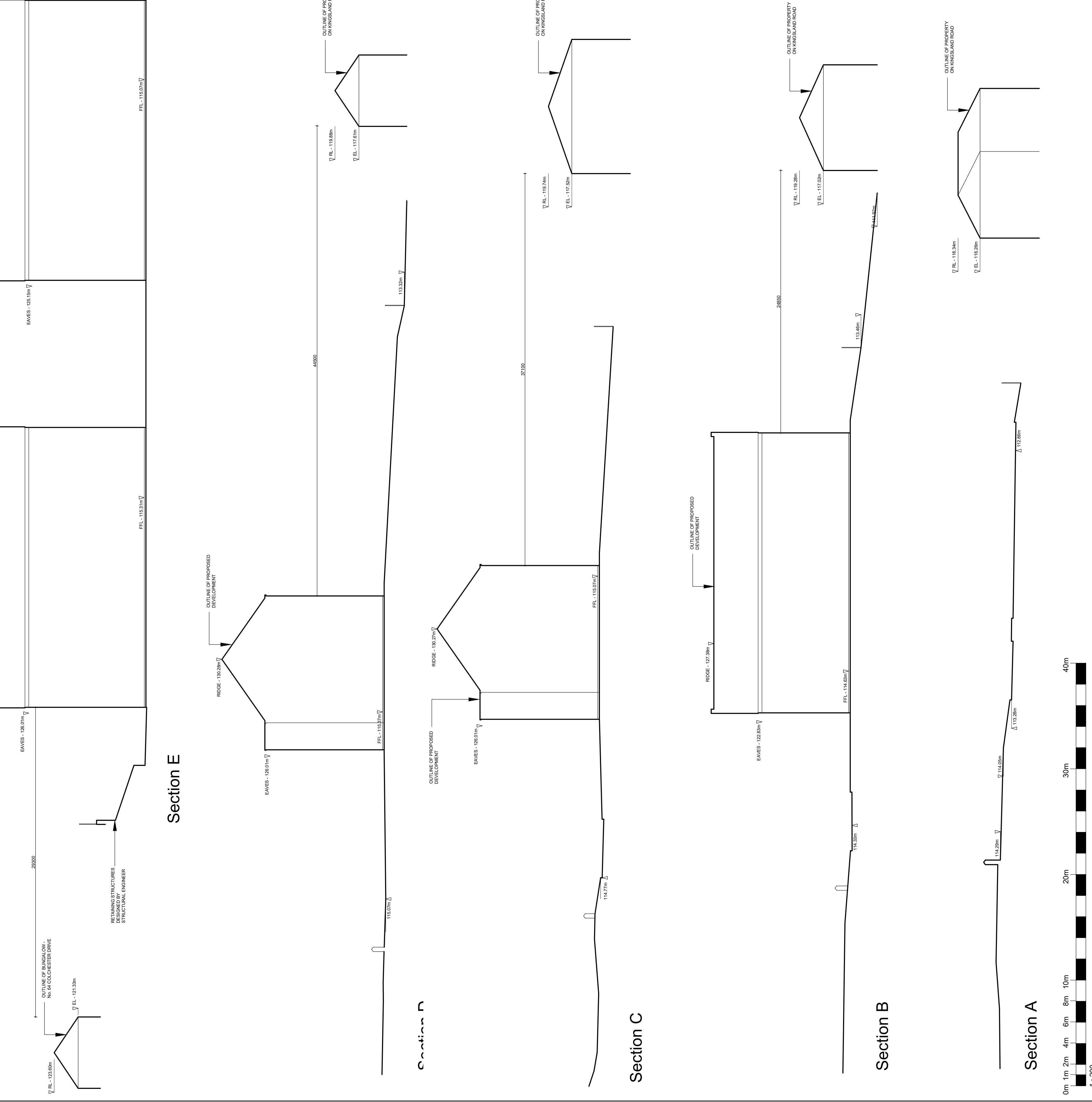
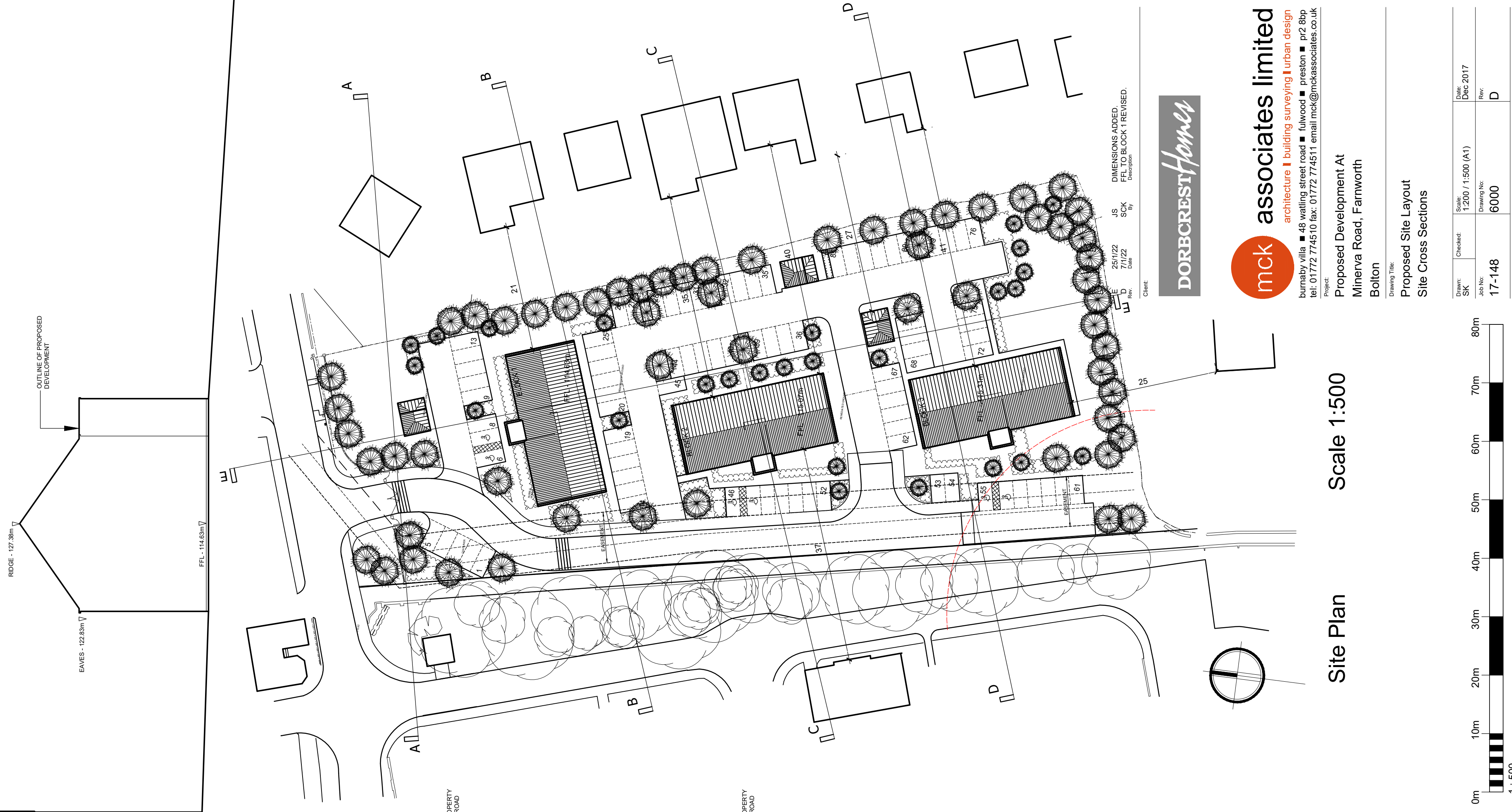
Ward	Location
HARP	LAND AT MINERVA ROAD, FARNWORTH, BOLTON

Two additional letters of objection have been received, one from a resident of Filton Avenue and another from a resident who did not provide an address. The grounds of objection are similar to the matters of congestion, lack of parking at the hospital and concern over the behaviour of future occupants as set out within the Officer's report.

The section plan has been updated to show the relevant interface distances and a copy is provided.

For the avoidance of doubt, Members are advised that whilst the references to 38 & 40 Kingsland Road in the section on interface distances (para 36) are correct, there is one reference to 39 Kingsland Road which should actually refer to 38 Kingsland.

general notes:
 1. This drawing shall be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing. This drawing is to be read in conjunction with all relevant drawings and specifications. The drawings are the property of mck associates ltd and this drawing may not be used or reproduced without prior written consent.



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DORBCREST Homes

Proposed Development At
 Minerva Road, Farnworth
 Bolton

Drawing Title:
 Proposed Site Layout
 Site Cross Sections

Drawn: SK	Checked:	Scale: 1:200 / 1:500 (A1)	Date: Dec-2017
Job No: 17-148	Drawing No: 6000	Rev: D	

Site Plan Scale 1:500

Section A Scale 1:200

Section B Scale 1:200

Section C Scale 1:200

Section D Scale 1:200

Section E Scale 1:200

12191/21

Ward	Location
HONE	KNOWLES FARM, FLEET STREET, HORWICH, BOLTON, BL6 6BB

Late List Comments;

Two additional neighbour support comments have been submitted and are summarised below:

- In favour of new designs as they offer a fantastic improvement to the area and have a positive impact on the Wallsuches Conservation Area.
- Traffic disruption is normally to be expected on Fleet Street given the narrow nature of the street but exceeded by benefits of living in this beautiful charming area.
- Keen to see last two derelict buildings renovated in the area.
- Site deemed to be on edge of conservation area and conservation issues raised by conservation officer should be light touch.
- Size and design of new development unlikely to impact on the area as property nestled into trees and current state of property is far offensive than the design submitted.

A further letter of support has also been submitted from Poppywood Alpacas with respect to provision for grazing Alpacas which are proposed to contribute to biodiversity enhancement. The officer report addresses the points raised with respect to the impact off the development on the character of the Conservation Area and does not agree with the comments that the new development would benefit the appearance of the area.

Greenspace Officer has also made additional comments which are summarised below:

Planting and removal plans highlight conflicting information and should be noted that in biodiversity terms area of canopy is the determining factor for biodiversity net gains not just tree number. Whilst the Alpaca provision will provide for some biodiversity net gain it is not clear how this can be a lasting provision. Gain may also be indicated by improvement of existing habitats which again may be highlighted within the metric submission. Provisions suggested could then form a condition to a planning consent, in the form of landscaping and management plans.

The consultant Ecologist appointed by the applicant disagrees with comments made by the Greenspace Officer and has commented that GMEU had advised that biodiversity could be accommodated with a condition, and has been addressed by the subsequent submission of a biodiversity enhancement scheme. For a small site as this it would be onerous to request a Biodiversity metric net gain.

Given the conflicting information, and extensive tree loss the Officers view is that biodiversity enhancement has not been clearly demonstrated.

Public Right of Way Officer comment:

Following the submission of the amended site plan (DRG No PL K 1017/11), the line of Public Right of Way Horwich 092 should not be affected by this development. However there appears to be some alteration in character to the access road and we need to consider whether this will materially affect the way now or in the future. The development should therefore not give the impression that you are approaching a private area and we don't want re-development jeopardising the public's perception of this location. The development should conserve and enhance the character of the existing landscape.

The following comments remain the same:

The applicant must be made aware of the need to safeguard people using public rights of way and that the proposed development must be contained within the site boundary, does not extend over a public right of way and that no public right of ways surface is damaged, width altered or obstructed either during or as a result of the development.

The applicant must ensure that no changes to topography/surface water runoff affects any public right of way.

Arboriculture consultant comments.

The Arboriculture consultant queries comments made by the tree officer and states that replacement tree planting shown in the tree planting plan will mitigate against tree losses.

The officer maintains the view as per the report that tree losses should be minimised in accordance with Policy CG1 of the Core Strategy.

Agent comment re volume increase.

The Agent has commented that the volumetric increase is incorrectly stated in the report, the new dwelling being 22% above the 30% allowable increase of the original dwelling. He has also submitted additional photos showing the condition of the property.

The volumetric increase of 30% is only a rule of thumb when considering development in the Green Belt. In this case it would still represent a 50% increase in volume from the original building, excluding the basement and other structures such as the two swimming pools. The officer considers that the increased size of dwelling combined with the associated structures would adversely impact on the openness of the Greenbelt and the character of the Conservation Area.