

PLANNING COMMITTEE
Schedule of Supplementary Information

28.07.16

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

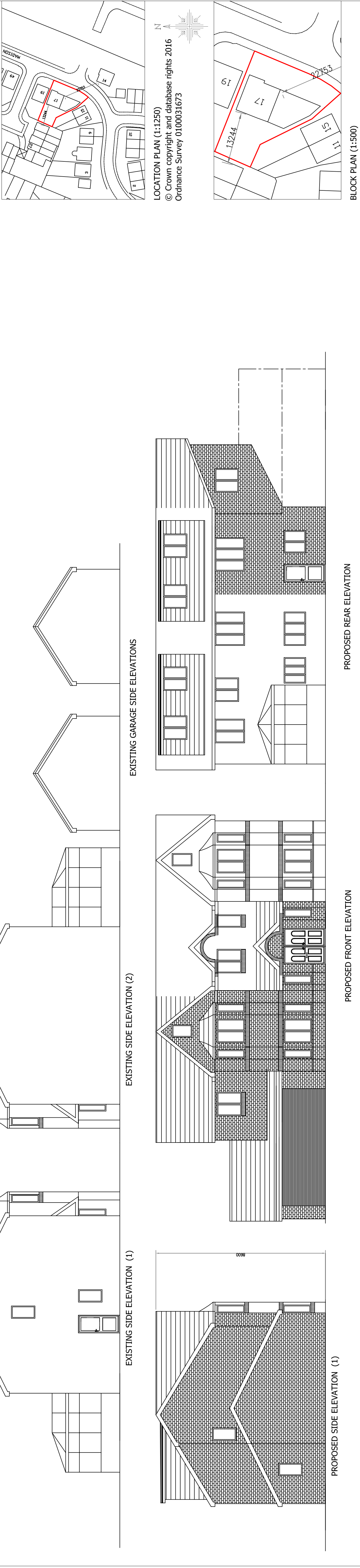
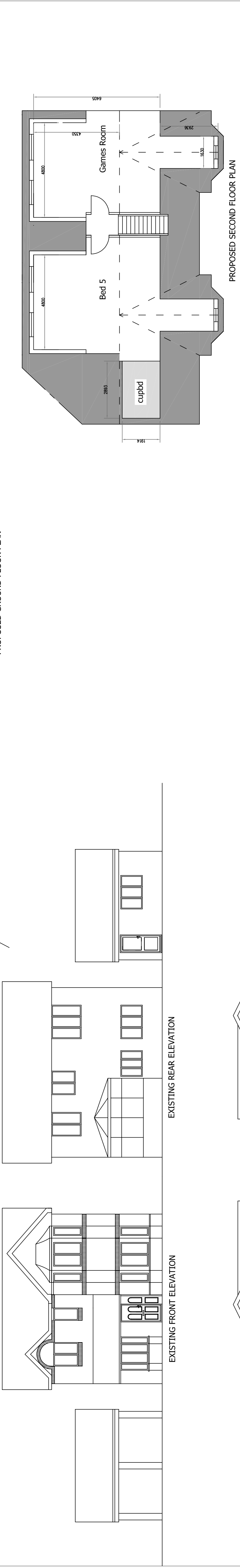
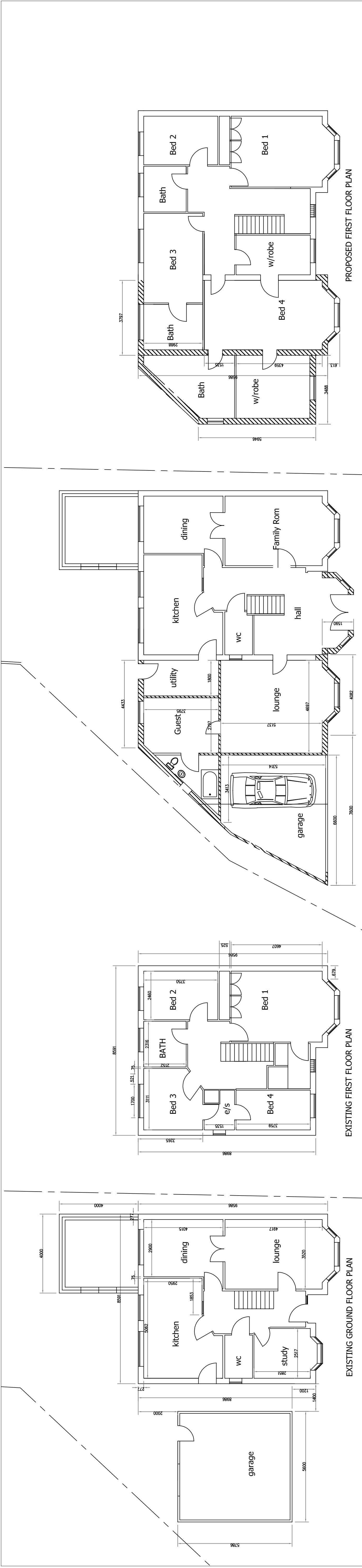
**Bolton
Council**

96385/16

Ward	Location
WNCM	17 MADISON PARK, WESTHOUGHTON

96385/16 – 17 Madison Park

An amended plan has been received that reduces the size/scale of the rear dormer by splitting it into two smaller structures. It is considered however that this amendment is still contrary to policy for the reasons given in the main report.



RAD				Project		Client	
The White House, 42-44 Chorley New Road, Bolton BL1 4AP Tel : 01204 322196 Fax : 01204 214110 Mob: 07790 361104 Email: info@radengrprojects.co.uk				17 MADISON PARK BOLTON BL5 3WA		MR K PATEL	
This drawing is subject to copyright and is not to be reproduced in part or whole without approval. Figured dimensions take precedence over scaled measurements from the drawing. All dimensions to be checked by Contractor and discrepancies clarified with the Client prior to commencement. The whole of the works to comply with current Building Regulations. No work to commence without Building Regulations approval.				Proposed Extension		RA	
				Notes		Date	
						April 2013	
						Scale	
						1:100	
						Drawing Number	
						RAD/642/13/1/RevA	

96440/16

Ward	Location
BRCR	510 DARWEN ROAD, BROMLEY CROSS

The applicant has confirmed that within the kitchen there are a series of extractor hoods which have filters located within them (see attached photographs).

The Council's EHO has confirmed that the extraction appears to be satisfactory but has reaffirmed that the Condition No's 3 and 4 on the page 87/88 of the report need to remain on the decision, if approved. This would ensure extraction is sufficient so as not to cause either odour or noise problems to local residents/adjoining uses.

The applicant has also agreed to remove the bins from the rear pavement, and put a waste management plan into action. This will involve temporarily storing waste using small bins inside the kitchen.



96546/16

Ward	Location
HONE	MERE BROW, CHORLEY OLD ROAD, HORWICH

Amended plans have been received (as attached), which amend the proposal in the following ways:

- Creating a new large raised terraced area to the front/side of the proposed dwelling (with steps and a slope leading up to this area from the west side of the site). The finished ground levels are not shown on the amended plans, but given the submitted information it is expected that this would involve a large engineering operation to achieve the proposed new raised terraced area and that this would be significantly elevated from the western part of the site and from Gingham Brow.
- The proposed raised terrace will now conceal the western and southern elevations to the proposed basement.
- The rear conservatory has been removed.

Officers do not consider that the introduction of the large raised terraced area to the front and side of the proposed dwelling and the removal of the conservatory would address the grave concerns discussed within the officer's report. The proposed replacement dwelling would still be significantly materially larger than the one it is to replace (contrary to Green Belt policy), would still (by reason of its scale, height, siting and design) be incompatible with the character and appearance of the street scene and the conservation area (indeed the raised terraced area creates additional massing at the front of the site), and would still result in the loss of three protected trees (with the potential to also impact on the protected trees to the front of the site – *the Council's Tree Officer is on annual leave and therefore has not been able to provide comments regarding the trees at the front of the site*).

Cllr. Silvester has written in objection to the proposal. He believes that the new property will be overbearing in its scale and size and not suitable for its location. It is not in keeping with the character and appearance of the conservation area. He states that there are concerns from residents of Gingham Brow overlooking the application site as to the proposed use of the second entrance for vehicular access. He believes the application should be refused.

96670/16

Ward	Location
HONE	FORMER BOLTON COMMUNITY COLLEGE, HORWICH CAMPUS, VICTORIA ROAD, HORWICH

Following the objection from the Environment Agency (EA) the applicant has amended their proposed site layout at the eastern part of the site to incorporate an 8 metre easement for Nellie's Clough culvert, as required and requested by the EA. The EA have not yet formally responded to confirm that their objection can be withdrawn, therefore officers suggest that if Members are minded to approve this application that the decision be delegated to the Director (until the EA have provided formal confirmation).

Officers suggest that permitted development rights are removed for front and side extensions (and outbuildings) to the plots adjacent the culvert, to ensure that there is no future building over the easement. This would be conditioned with any approval.

Cllrs. Richard Silvester and Steven Chadwick (town councillor) have objected, and raise the following comments:

- Object to the proposed building of properties on the former playing field part of the site, as it is green space (object to building on green spaces in Horwich) *(officer's comment: outline planning permission has been granted for the residential development of the whole site and the whole site is also allocated within the Allocations Plan as housing land. The principle of developing the whole site has therefore been previously accepted);*
- Believe that the number of properties should be reduced by 30 so that only 100 are built on the footprint of the former college building and concreted areas. The green space should remain undeveloped and be available as green space for the local community and the new residents *(officer's comment: outline planning permission has been granted for 140 dwellings on the site);*
- If this smaller development went ahead they propose that all the commuted sum for open space should be spent on the college field part of the site, improving its drainage for community use;
- Cllr. Silvester requests that the highways commuted sum be used in the following way:
 - I have previously asked Highways if two pedestrian refuges could be installed on Victoria Road in the vicinity of the College site; one near to the entrance of St. Mary's Primary School and Abernethy Street to assist children crossing the road here, and one further along Victoria Road near to St. John's Methodist Church and Telford Street to assist pedestrians crossing the road here. Highways have drawn up plans, which show that these refuge locations are feasible and Highways agreed to them.
 - I would also propose that a speed activated sign be installed in the vicinity of St. John's Methodist Church on Victoria Road. Through the Area Forum we did have a speed activated sign located here for a year, some years ago which proved successful and local residents have lobbied for a permanent one at this location.
- The Environment Agency and Drainage Officers have objected.

A resident of Abernethy Court has also objected, raising the following concerns:

- Impact of proposed siting and height of the apartment building on neighbouring properties, especially 26 Abernethy Street (*officer's comment: No neighbouring dwellings will directly overlook the proposed apartment building, therefore the minimum interface distance requirement within SPD General Design Principles is 20 metres (3 storey building not directly facing a 2 storey dwelling). An interface of approximately 24 metres is achieved between the proposed apartment building and the nearest dwelling at 26 Abernethy Street, which exceeds this requirement and also takes into account the raised ground level of the application site*);
- As the apartments are one bed and have no lift this will restrict the age demographic of potential tenants (*officer's comment: the apartments will form part of the affordable housing provision on site and will be managed by a housing association*);
- The apartment building should be located more discreetly within the site;
- Concerns about surface water runoff from the site.

The Contractor is responsible for checking dimensions and any discrepancy to be verified with the Architects before proceeding. Figured dimensions to be worked to only. DO NOT SCALE

Total Site Area

39,705 m²

Housetype Schedule

1 Bed Apts	9
Thornton	14
Langley	4
Birch	32
Birch Sp	24
Cranford	8
Marlon	2
Sutton	2
Holcombe	7 (incl. 2 with DG)
Holcombe Sp	4 (incl. 1 with DG)
Banbury	1
Banbury Sp	12
Bayswater	4
Davenham Sp	7

TOTAL 130

NEW MH
DIVERT INTO
ROAD
8502

EXTG
WATERCOURSE
retained with
8m easement

Victoria Road

location
Victoria Road
HORWICH

title
SITE PLAN- Planning

scale	size	drawn by	checked by	date
1:500	A1	TDH		07/12/15

drawing no.	rev
VRH SITE LAYOUT P-001	C
Previously SK 09/12/15/1	

JONES
HOMES

JONES HOMES
EMERSON HOUSE, HEYES LANE, ALDERLEY EDGE, CHESHIRE. SK9 7LP
Tel: (01625) 588400 Fax: (01625) 588270

PLANNING

Rev	Date	By	Description	Chkd
C	22.11.16	MUF	Split level houses indicated on site plan	WOC
B	16.1.16	wic	drainage assessment added plots 130 131 91 92 moved boundary red edge amended plot 12 area	AR
A	27.5.16	wic	materials and boundary key added	TL

AFFORDABLE HOUSING KEY

Intermediate
Rent

Red line defines curtilage of application.

KEY:

Existing retained Trees -
Refer to Arboricultural report
and layout for detailed strategy.

Existing Hedges
Proposed Hedges
Proposed Trees

Parking bays 2.5x5m

SG DG Garage - Underline denotes garage designated parking space

75.60 Access, Proposed Finished ground floor level

Rear Garden access gate

Feature Cable

Boundary Treatments

timber screen fence SF 10
brick wall
stone wall to match existing retained stone wall

SURFACE FINISHES

Pasmore brindle brick paved feature adopted road areas

Proposed tarmac road/footpath
Service strips where indicated
to be indicated

Driveways to detached properties to be in
pasmore brindle brick paving
other private driveways and parking areas
to be in tarmac

Split level house type



95961/16

Ward	Location
SMIT	OLD LINKS GOLF CLUB LTD, CHORLEY OLD ROAD

Further drainage information has been submitted for the site of the proposed club house. This information has not yet been assessed by the Council's Drainage Officers (owing to its late submission). Members are still recommended, should they be minded to approve the application, to refer the decision to the Secretary of State, which would allow time for the drainage details to be agreed.

96428/16

Ward	Location
HONE	18 OLD VICARAGE ROAD, HORWICH

The applicant would like members to know that they are unable to attend the Committee meeting due to a pressing family commitment.

They would like to have the opportunity to respond to the objections that have been made and have advised the following:

The garden room is not going to be used for any working motorbikes of any description, merely to store and clean parts for future restoration projects. The hobby/garden room is just that. An extra room we can enjoy up to and into our retirement for our many and varied hobbies. A place where we can leave projects 'on the go' to return to as and when we have the time. We intend our garden room to look smart and 'in keeping'. We certainly don't think it would be detrimental to anyone's property prices. If anything it may enhance them by providing more privacy.

With the concerns regarding damage to tree roots, we intend to use mini piles to minimise excavations, Piles will displace roots rather than cutting through. We intend to locate the existing land drain running down the rear of our gardens, for years most of us have had issues with it getting blocked and causing soggy lawns. We hope to find this drain and install a manhole to allow future servicing and cleaning of this drain.

This hopefully will put minds at ease.

We thank you for your time and consideration.

Yours faithfully,

Mr & Mrs Cooke

Cllr. Silvester has written in objection to the application. He believes that even if the proposed garden room is reduced in scale it would still be unsightly to the neighbouring resident who borders the site in Moss Drive. He also has concerns with regard to using the garden room for the applicant's hobby (repairing motor bikes/mopeds), which would cause a great deal of noise to neighbouring properties.

96532/16

Ward	Location
SMIT	76 CROSBY ROAD, BOLTON

Two letters of support have been received in favour of this application from Central Manchester University Hospitals NHS Trust. They confirm that these proposed extensions are required adaptations for two young siblings with complex medical and mobility problems.

In addition, a further letter of neighbour objection has been received taking the total number to 4 on this application. The concerns raised are as already highlighted in the report.

96783/16

Ward	Location
HONE	TOPPINGS, FOXHOLES ROAD, HORWICH

One further letter of objection has been received, bringing the number of objections to 29.

Horwich Town Council raised an objection to the proposal at their meeting of 21st July on the grounds of overdevelopment and being out of character with the conservation area. The Town Council also requested that a site visit is made prior to the Committee meeting.

BURY ROAD

86.9m

488

476

466

490

500

BACK BURY ROAD SOUTH

16

2

26

OSMUND AVENUE



18

22

20

32

27

The Common Seal of the Borough Council of Bolton was used in Affixing on the Making of the Bolton (Land Off Osmund Avenue) Tree Preservation Order 2016 on the 17th May 2016 in the presence of:-



Authorised Sealing
Applied

SEALING NO.
19269

Bolton (Land Off Osmund Avenue) Tree Preservation Order 2016

DC23.961
drawn: SC
May 2016
Scale : 500



G1  Group of Trees

Department of Place
Development Management Section

Third Floor, Town Hall,
Bolton, Lancashire BL1 1RU
Email: planning.control@bolton.gov.uk
Telephone: 01204 336000
www.bolton.gov.uk

Reproduced from the Ordnance Survey Map with the permission of the controller of H.M. Stationery Office. Crown Copyright and all other rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the Controller of Her Majesty's Stationery Office. Crown Copyright and all other rights reserved. Bolton - Crown Copyright and database right 2011 010019389

**Bolton
Council**

Bolton (Osmund Avenue) Tree Preservation Order 2016

The order consists of: =

- G1 Consisting of 18x Cypress trees in a linear group on southern boundary with Osmund Avenue, Bolton
- G2 Consisting of 16x Cypress trees in a linear group south of the boundary with 26 Oakenbottom Road, Bolton.

Interest has been shown recently in installing an access gate to a strip of land adjacent to Osmund Avenue and a Tree Preservation Order was placed on the trees in response as it was considered that they had a significant amenity value to the locality.

An objection has been received to the order from the landowner on the following grounds: -

First part

- Dispute how significant the trees are given that they make up a hedge of Cypress trees, specifically *Cupressus x leylandii*;
- Cypress trees have very little value to wildlife (Woodland Trust);
- 'Amenity value' has been defined as a 'useful or desirable feature'. Given that these trees do not make up part of the local woodland and are not a native species which would enhance the woodland or residential area, I see the value as minimal;
- The order makes no reference to the methodology used to determine value of the trees, amenity or otherwise;
- 'Amenity' is not defined in law so authorities need to make judgements when dealing whether it is in its power to make an order';
- 'Orders should be used to protect selected trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public. Before authorities make or confirm an order they should be able to show that protection will bring a reasonable degree of public benefit in the present or future (NPPF)'

Second part

- As the landowner affected by these trees, I am unable to access my property as there is no gated entrance. To enable a gate to be installed it would mean the removal of (approx.) six trees adjacent to Osmund Avenue, leaving the majority of trees intact.
- This would have little impact on the hedge line and the local environment and would not detract from the enjoyment of the adjoining native woodland.
- I have previously received an email from the Tree and Woodland Officer, confirming that the row of Cypress trees in question are not protected by virtue of the TPO.
- I would argue why these trees are suddenly 'an important feature of the landscape and contribute significantly to the amenities of the area' despite not being covered by any TPO order in the past.

Further to the above, seven letters of support have been received from residents on Osmund Avenue. The points they raise are as follows: -

- The street is at present a kind of nature tunnel as it feeds into Leverhulme Country Park. We have a number of regular wildlife in the area, from deer, owls and bats, along with a variety of birds and squirrels. Any interference to this could have a negative impact;

Bolton (Osmund Avenue) Tree Preservation Order 2016

- The trees in question screen a piece of land that is nothing more than a scrap yard and dumping ground;
- The street would become a less desirable place to live and if we wanted to move the impact of such an eyesore would have a serious and detrimental effect on the value and make the properties practically unsaleable;
- There are other trees opposite our home that have had a TPO on them for many years, this has led to wildlife to come/nest in this area;
- The trees subject to this order should be made permanent to encourage the wildlife to remain;
- There is a covenant of the land that states that the land should remain unbuilt upon.
- The trees provide a positive impact within the area, providing the residents with a pleasant view.
- There are birds nesting within these trees;
- There is no gain in these trees being felled and this would have a knock on effect to the appearance of the street as these trees start the wildlife corridor.