

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

**15.01.15**

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

**Bolton  
Council**

## 92756/14

Ward	Location
BRAD	OLD SCHOOL HOUSE, LEA GATE, BOLTON, BL2 3ET

The Environment Agency (EA) has raised an objection as they state that the risk from overland flooding has not been adequately addressed by the applicant. The EA states that their objection can be overcome by the applicant submitting a further revised flood risk assessment to address the identified deficiency. Officers therefore recommend that Members defer this application, to enable the applicant to amend their flood risk assessment.

## 92795/14

Ward	Location
CROM	315-319 HALLIWELL ROAD, BOLTON, BL1 3PF

A further objection has been received from a resident of Carl Street nearby, on the grounds of over saturation of takeaways on Halliwell Road, - there are already all manner of such premises nearby, Pizza, Indian takeaway, conventional english Chip shop, and a Chinese/English chip shop all within 100 metres of this proposed takeaway. Local residents are constantly having to put up with the litter problems caused by takeaways in the area and also the increase in both pedestrian and car traffic which they generate.

The Council's Health Improvement Specialist (Nutrition) objects to the proposal on the grounds that it is harmful to public health. They note that the proposed takeaway is within 400 metres of a secondary school currently being built on Wolfenden Street and the Supplementary Planning Document accommodates for changes over time such as a new school opening. It is their view that granting planning permission for this takeaway to open with the knowledge that it will be located within an exclusion zone would go against the SPD and the evidence collated in developing the SPD. Planning Officers accept that a school is very likely to be developed at this site but are not sufficiently confident about defending an appeal on these grounds to recommend refusal and therefore the recommendation remains one of approval.

## 93052/14

Ward	Location
SMIT	877-879 MOSS BANK WAY, BOLTON BL15SN

A site visit was requested by Councillor Hayes, however the Chairman has on this occasion decided not to accommodate this due to the following circumstances affecting this case:

- The Planning Committee has visited the site to consider application proposals in the recent past;

- The descriptions are for internal changes to the building rather than external developments;
- Photographs of the salient features will be displayed publicly in the Council Chamber;
- New Members of the Planning Committee wishing to view the site can easily access the land and the building by themselves;
- This would be the only inspection associated with the agenda for the January meeting and it is not in the interests of economy for this to be carried out.

There is an error in the 'Site Characteristics' section of the report which states that the nearest property is 853 Moss Bank Way when this is actually 853 Chorley Old Road.

93053/14	
Ward	Location
SMIT	877-879 MOSS BANK WAY, BOLTON BL15SN

An amended plan has been submitted showing a revised car parking layout and tracking vehicle manoeuvrability within the site. The revised car park layout shows 12 car parking spaces, plus 1 disabled space, the proposed layout allows for adequate vehicle manoeuvrability. Highway Engineers have assessed the revised plan and consider this to be acceptable in highway terms.

A site visit was requested by Councillor Hayes, however the Chairman has on this occasion decided not to accommodate this due to the following circumstances affecting this case:

- The Planning Committee has visited the site to consider application proposals in the recent past;
- The descriptions are for internal changes to the building rather than external developments;
- Photographs of the salient features will be displayed publicly in the Council Chamber;
- New Members of the Planning Committee wishing to view the site can easily access the land and the building by themselves;
- This would be the only inspection associated with the agenda for the January meeting and it is not in the interests of economy for this to be carried out.

There is an error in the 'Site Characteristics' section of the report which states that the nearest property is 853 Moss Bank Way when this is actually 853 Chorley Old Road.

A local ward Councillor has provided the following information about the level of use of the first floor:

*"Operations as a Conference Centre etc. were only occasional up to about 2011 (the previous proprietor estimated about 12 occasions a year). Since about 2012 this facility has not operated at all."*

For the avoidance of doubt, a condition has been added to control the opening hours of the outside seating area to read as follows:

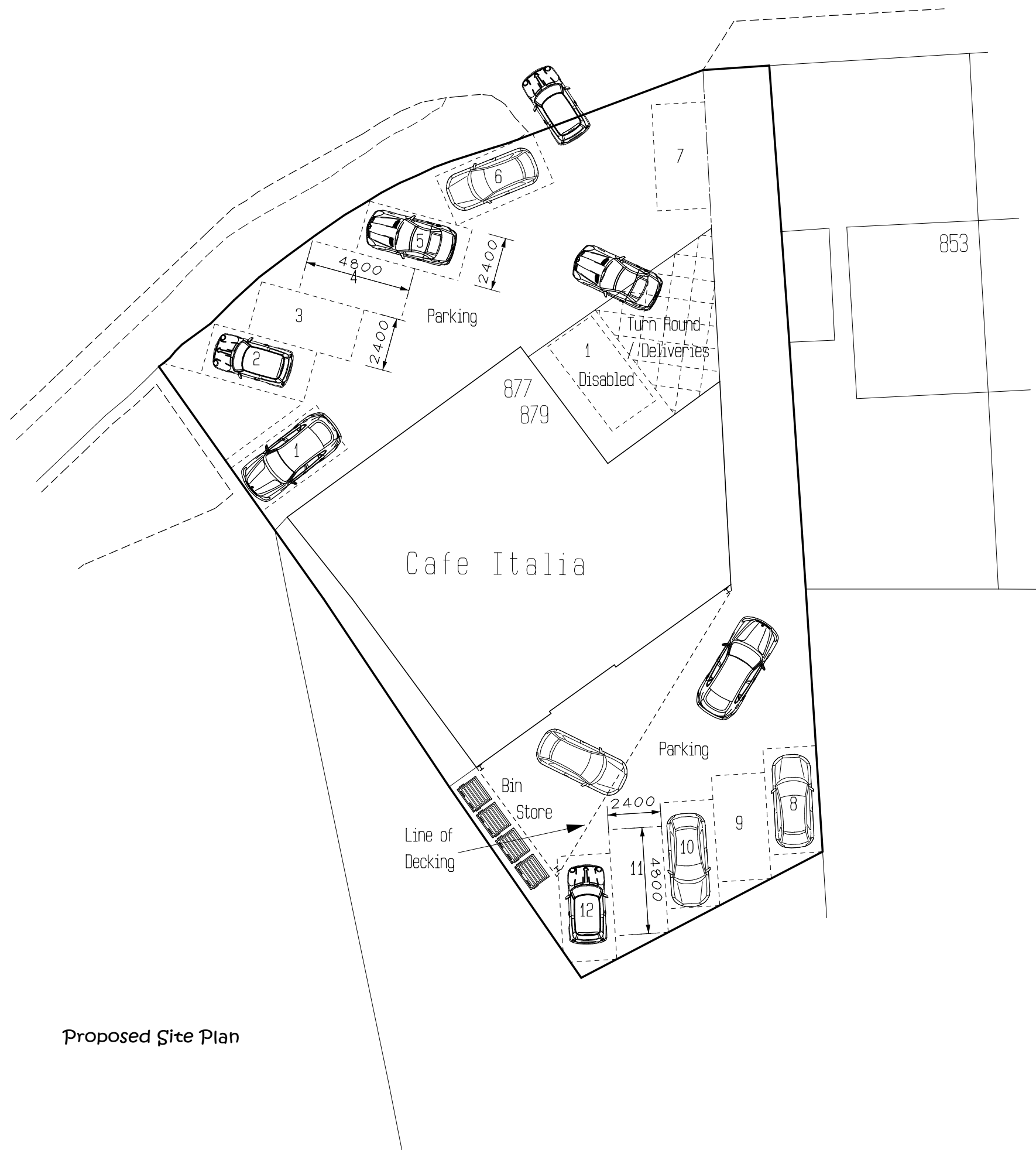
For the avoidance of doubt, the outside seating area (the decked area to the rear of

the premises) shall not be open to customers except between the hours of 08:30 and 19:00 Monday to Saturday and between the hours of 10:00 and 16:00 on Sunday and Bank Holidays.

Reason

To safeguard the amenity and character of the area and to safeguard the living conditions of nearby residents particularly with regard to noise and/or disturbance.

Amended plan on the following page:



Proposed Site Plan

#### General Notes :

Copyright in all documents and drawings prepared by the Architect / Technologist and any works executed from these documents and drawings shall, unless otherwise agreed, remain the property of the Architect / Technologist and must not be reproduced by, lent or disclosed to a third party without the written consent of Building Design Services.

Do not scale off this drawing, all dimensions to be checked on site by the Contractor and any discrepancies to be referred back to the Architect / Technologist before proceeding with any work.

All Levels to be checked on site by the Contractor and any discrepancies to be referred back to the Architect / Technologist before proceeding with any work.

All component sizes and references to be checked with the manufacturer prior to ordering any materials.

The positions and designation of any Manholes for Foul, Surface Water or Combined Drainage runs on site to be checked and traced by the Contractor, and confirmed prior to commencement of any new Drainage Works. Any existing drainage runs to which additional connections are to be made, to be checked as necessary to ensure they are suitable to accommodate any additional capacity and the type of effluent being connected.

All relevant Boundary positions to be checked prior to proceeding with any Building Works, and all necessary Party Wall agreements entered into prior to the commencement of any Construction.

A Amended to suit Planners

08.01.15 J. C.

Rev Comment

Date Initials

## BUILDING DESIGN SERVICES

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Client : *SM Restaurants NW Ltd, Lord Nelson Hotel, Stoneclough.*

Project : *Cafe Italia, 877 - 879 Moss Bank Way, Bolton.*

Drawing :  
*Site Plan*

Drawn : *J. C.*

Date : *17.12.2014.*

Scale : *1:200 @ A3*

Job Number : **20414**

Drawing Number : **04** Rev : **A**

## **93070/14**

Ward	Location
BRAD	RECREATION GROUND AT LONGSIGHT LANE, BOLTON BL2 3JR

The name of the tennis club is Longsight Methodist Tennis Club, not Harwood Methodist Tennis Club as stated within the Officer's report. Condition 2 which relates to the tennis club has therefore been amended.

## **93108/14**

Ward	Location
HOBL	LAND OFF STATION ROAD, BLACKROD, BOLTON, BL6 5JE

The applicant has requested to officers that Members defer this application so that they can address the issues raised by Pollution Control Officers. Officers however consider that the objection raised by Pollution Control Officers would be extremely difficult to overcome (given the nature of the objection) and advise that Members determine the application having regard to the advice of their officers.

The Environment Agency (EA) has now also provided comment on the proposal. They have confirmed that since they commented on the previous refused application they have received substantiated complaints from residents of Junction Close relating to odour. During the month of March 2014 other amenity issues (relating to pests, flies and rats) have also been reported to the EA (they have not received reports relating to noise as this would be a matter for the Council). The EA have also confirmed that they have had substantiated incident reports relating to burning at the adjacent industrial estate.

The EA has commented that in response to ongoing 2014 Environmental Permit breaches relating to odour, Dickinson's has recently undergone changes regarding containment of waste (completed October 2014). The EA has stated that it is not possible at this stage to know the outcome of the recent changes but it is predicted that containment alone will be insufficient to reduce odour from outside the site. Other 'appropriate measures' are also being pursued by Dickinson's, but the EA believe that even if these measures are adopted a level of unavoidable residual odour may occur.

The EA consider that the proposed houses would likely be impacted by pollution from odour. They state that the proposed construction of an earth bund and tree planting is unlikely to provide any noticeable reduction in odour. The EA therefore advise that their concerns are given due consideration in the determination of the planning application.

It is therefore considered that the EA's concerns add further weight to officer's recommendation for refusal.

A further letter of objection has been received from J Dickinson & Sons. They are concerned that the development would bring conflict between the new home owners and existing industrial businesses, and state that the rear of plots 6 to 11 would

directly face the main access into their waste treatment building and would be far closer than any existing dwelling. They also believe that the applicant's statement that the proposed bund and planting would deflect odours from Dickinson's is unprofessional and dangerous given the current dialogue between the company, the EA and neighbouring residents. Dickinson's are concerned that the proposal would have a huge impact on their operations and would impact on their financial viability; they have a state of the art facility costing millions of pounds of investment and employ a large number of local people and facilitate waste disposal for a number of major organisations including the council.

<b>93225/14</b>	
Ward	Location
CROM	190 HALLIWELL ROAD, BOLTON, BL1 3QN

This application has been withdrawn by the Applicant, pending a revised application that also addresses the unauthorised use

<b>93293/14</b>	
Ward	Location
CROM	190 HALLIWELL ROAD, BOLTON, BL1 3QN

This application has been withdrawn by the Applicant, pending a revised application that also addresses the unauthorised use.