

PLANNING COMMITTEE
Schedule of Supplementary Information

24th 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**

12218/21

Ward	Location
	LAND AT AND ADJACENT HULTON PARK, MANCHESTER ROAD, OVER HULTON, BOLTON, BL5 1BH

Additional Representations

Members of the Public

Since the publication of the Officers' Committee Report additional representations from members of the public have been received. These are summarised below, alongside Officers' responses (where necessary).

103 circular style objection letters, 1 x Facebook petition with 720 signatures (printed off version), 90 letters of objection (including comments from HEART (Hulton Estate Area Residents Together)) and 4 letters of support have been received.

Objections

Most of the issues raised are already covered in the representations section of the report however, the following additional matters have been raised in letters of objection:

- The necessity and efficacy of the proposed 1.8m high acoustic screen to the west of Knowles Bridge Farm is questioned.
- The screen would have detrimental impact on the amenity of Knowles Bridge Farm and other receptors and is dramatically different to existing boundaries.
- A planning condition is needed limiting grass cutting to 9:00-17:00 Monday to Friday.
- Concern about the scope of assessments which support the ES.
- Concerns about enforceability of planning conditions.

Officer Response to Objections

The proposed acoustic fence was approved as part of the extant planning permission for the Site and therefore judged to be acceptable by the SoS. Notwithstanding, if Members have concerns about its design and/or siting then this can be agreed by reserving the details via a planning condition.

The Council's EHO has commented that the acoustic fence around the Golf Academy is required (i.e. on the north and eastern sides of the curtilage with Knowles Bridge Farm). However, the acoustic fence to the west of Knowles Bridge Farm is not required for acoustic reasons.

Officers have considered the scope of the application and are satisfied that the impacts of the proposals have been robustly assessed.

There are a series of planning conditions which seek to control noise generating activities (including grass cutting); these mirror those attached to the extant planning permission by the SoS. It is considered that the proposed conditions are robust to ensure adequate control and where appropriate mitigation is provided for.

Support

Most of the benefits raised in the letters of support are already covered in the report however, the additional matters were raised in letters of support:

- An affordable and accessible golf course will be provided for Bolton
- Local families and children will benefit from a world class golf facility
- The area will benefit from the transport improvements which come forward with the scheme and congestion will be reduced

Consultees

The following comments were received from consultees after the publication of the report:

Consultee	Nature of Response	Summary of Response
Greater Manchester Ecology Unit	Comment	<p>There is need for a Desilting and Restoration Plan for the Lake.</p> <p>The CEMP should include a Construction Ecological Management Plan for each phase, identifying:</p> <ul style="list-style-type: none">- Features to be retained and fenced- Soil Handling and Invasive Non-Native Species Plan- Construction Surface Water Management Plan <p>A condition is needed with the Interim Landscape Habitat Management Plan to state updated surveys for phases should be submitted 12 months prior to commencement and include any change in conditions and/or species distribution.</p>
Bolton Council Flood Risk team	Comment	<p>Reiterate that the final drainage scheme requires further detail which would be secured by appropriately worded conditions. Suggest minor changes to the wording of conditions 2 and 60.</p>

Officer comment/response

Officers are requesting delegated authority to make minor amendments / additions to the schedule of planning conditions. It is proposed that comments from GMEU are captured in 2 no. additional conditions and amendments to the CEMP condition together with minor changes to Conditions 2 and 60 in line with Flood Risk team comments.

Places for Everyone

PFE has now been submitted for Examination. The Publication version of the Plan (which was considered in the Officers' Report) was submitted without change.

Listed Dovecote

The listed building consent for the proposed works to the Dovecote has now been approved.