

Planning Applications Report

**Planning Committee
2nd February 2023**

**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

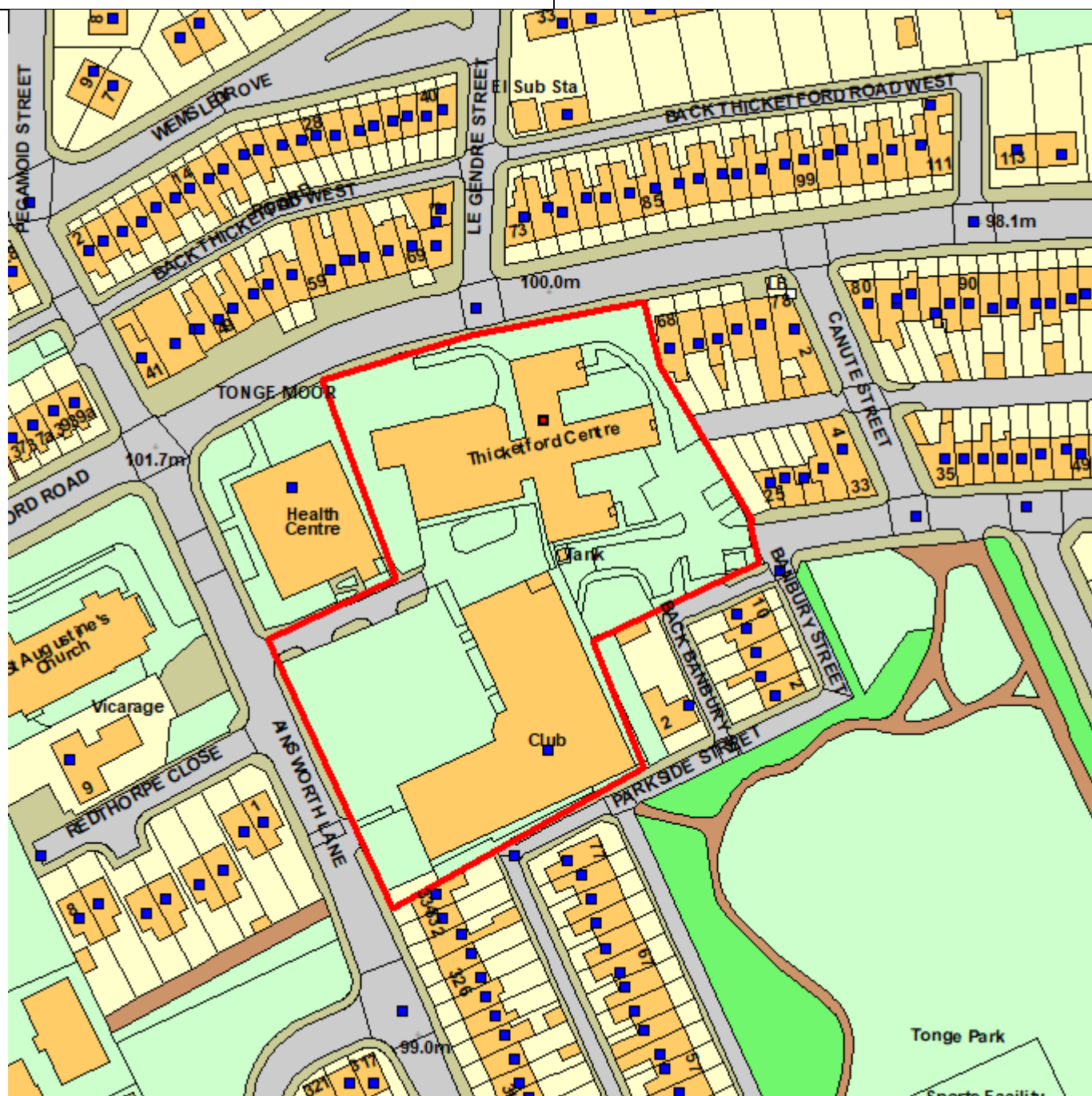
The background documents for this Report are the respective planning application documents which can be found at:-

www.bolton.gov.uk/planapps

Application Number 14763/22

Directorate of Place
Development Management Section

Town Hall, Bolton, Lancashire, BL1 1RU
Telephone (01204) 333 333



Bolton
Council

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Date of Meeting: 2 February 2023

Application Reference: 14763/22

Type Of Application
Registration Date
Decision Due Date
Responsible Officer
Authorising Officer

Full Planning Permission
6 October 2022
17 November 2022
Charlotte Orrell

Location

**BOLTON CARERS THICKETFORD HOUSE THICKETFORD
ROAD BOLTON BL2 2LW**

Proposal

INSTALLATION OF A 2.4M HIGH SECURITY FENCE AT SIDE

Ward

Tonge With The Haulgh

Applicant: Bolton Council

Agent: Mr Darren Garner

OFFICER'S REPORT

Recommendation: Approve subject to conditions

Executive Summary

- * This application is before Members as the applicant is the Council.
- * The fencing will be 2.4m in height and finished in green, and will be sited in front of the building.
- * It is required for security reasons.
- * It is considered that the proposal would fully comply with policy and Members are recommended to approve this application.

Proposal

1. Permission is sought for the erection of 2.4 metre high weldmesh fencing to the front of the single storey part of the Thicketford Older Adults Centre. The fencing will be green and will run a length of 33 metres. A locked gate is proposed to the east (at the footpath) and the fencing would meet the existing fencing to the side of the neighbouring health centre.
2. The applicant has stated that the proposed fencing is required as the building has suffered vandalism for some time, in the main damage to the roof as the single storey building is very easy to climb. Damage has included the removal of roof tiles, with said tiles being thrown at windows.

Site Characteristics

3. The application site is the Thicketford Older Adults Centre, which is a Council owned building. Bolton Cares provide supportive care services to older adults on the site.
4. The centre is a part single storey, part two storey building. The centre fronts Thicketford Road to the north. On the opposite side of Thicketford Road are terraced houses.

Policy

5. Development Plan

Core Strategy Policies: S1 Safe Bolton; CG3 The Built Environment; CG4 Compatible Uses; RA1 Inner Bolton.

6. Other material considerations

Analysis

7. 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.

8. The main impacts of the proposal are:-

- * impact on the character and appearance of the area
- * impact on the highway
- * impact on the amenity of neighbouring residents

Impact on the Character and Appearance of the Area

9. Core Strategy policy CG3 states that the Council will [amongst other things] conserve and enhance local distinctiveness and require development to be compatible with the surrounding area. Policy RA1 concerns development in Inner Bolton and states [amongst other things] that the Council will conserve and enhance the distinctive character of the existing physical environment and ensure development has particular regard to massing and materials used.

10. The proposed fencing would be sited to the front of the single storey part of the building, along the existing footpath. It would be similar in height and design to the existing fencing it would adjoin to the west of the building and the fencing would be viewed against the backdrop of the building. The weldmesh design of the fencing is appropriate for this mainly residential area and would allow for views in and out of the building.

11. It is therefore considered that the proposed fencing, to be finished in green, would not harm the character and appearance of the application site or the surrounding area, compliant with policies CG3 and RA1 of the Core Strategy.

Impact on the Highway

12. Policy S1.2 of the Core Strategy states that the Council will promote road safety in the design of new development.

13. The fencing would not be sited adjacent to a highway and the Council's Highways Engineers have raised no objection.

Impact on the Amenity of Neighbouring Residents

14. Core Strategy policy CG4 states that the Council will ensure that new development is compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security.

15. The proposed fencing would be approximately 27 metres away from the terraced houses to the north along Thicketford Road. It is therefore considered that there would be no harm to residential amenity.

Conclusion

16. The applicant has stated that the proposed fencing is required for security reasons. For the reasons discussed within this report it is considered that the proposed fencing would be compatible with the character and appearance of the application site and the surrounding area, would not impact on highway safety and would not affect the amenity of neighbouring residents.

17. Members are therefore recommended to approve this application.

Representation and Consultation Annex

Representations

None received.

Consultations

Advice was sought from the following consultees: Highways Engineers – no objections.

Planning History

95217/15 – Notification of prior approval for the installation of solar photovoltaic panels to roof – Prior approval not required December 2015.

86337/11 – Prior notification for the demolition of a two storey office building (rear of Thicketford House) – Approved July 2011.

84670/10 – Erection of non-illuminated freestanding sign – Approved August 2010.

83630/10 – Change of use from residential care home (C2) to offices (B1(a)) at first floor and part ground floor level – Approved April 2010.

63809/03 – Erection of 2.4m security fencing – Approved March 2003.

46184/94 – Erection of single storey extension to day centre – approved January 1995.

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

DG; "Proposed Fenceline Shown Red"; dated 22/09/2022

Twin Mesh Fencing; First Fence; received 06 Oct 2022

Aerial photo showing line of fencing and gate; received 06 Oct 2022

Reason

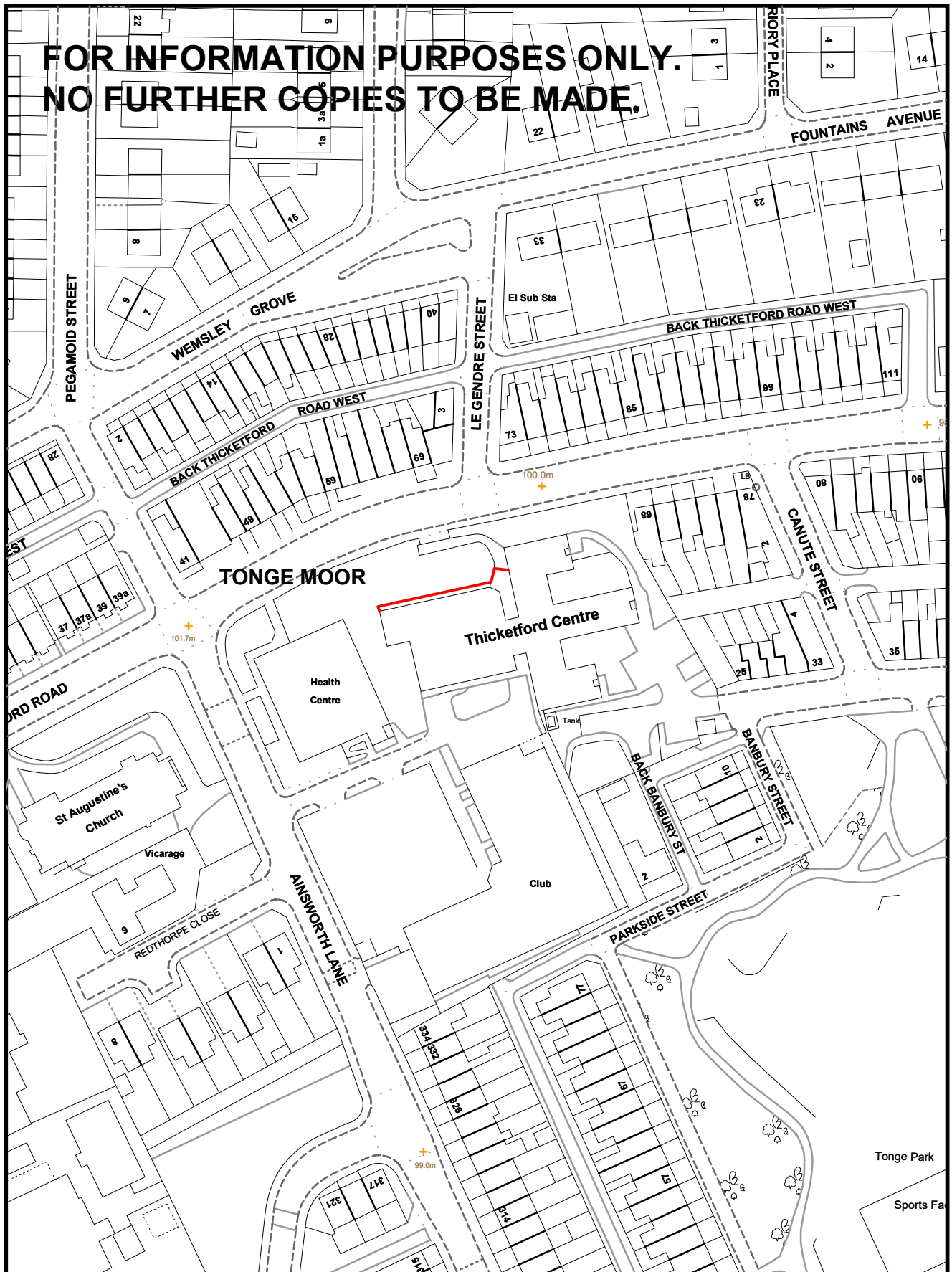
For the avoidance of doubt and in the interests of proper planning.

- 3 The fencing hereby approved shall be painted/powdercoated in green, in accordance with the details provided within "Twin Mesh Fencing"; First Fence; received 06 Oct 2022. The approved colour scheme shall be retained thereafter unless otherwise agreed with the Local Planning Authority.

Reason

To ensure the development safeguards the character and visual appearance of the locality and in order to comply with Core Strategy policy CG3.

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**THICKETFORD HOUSE THICKETFORD
ROAD BL2 2LW
PROPOSED FENCELINE SHOWN RED**

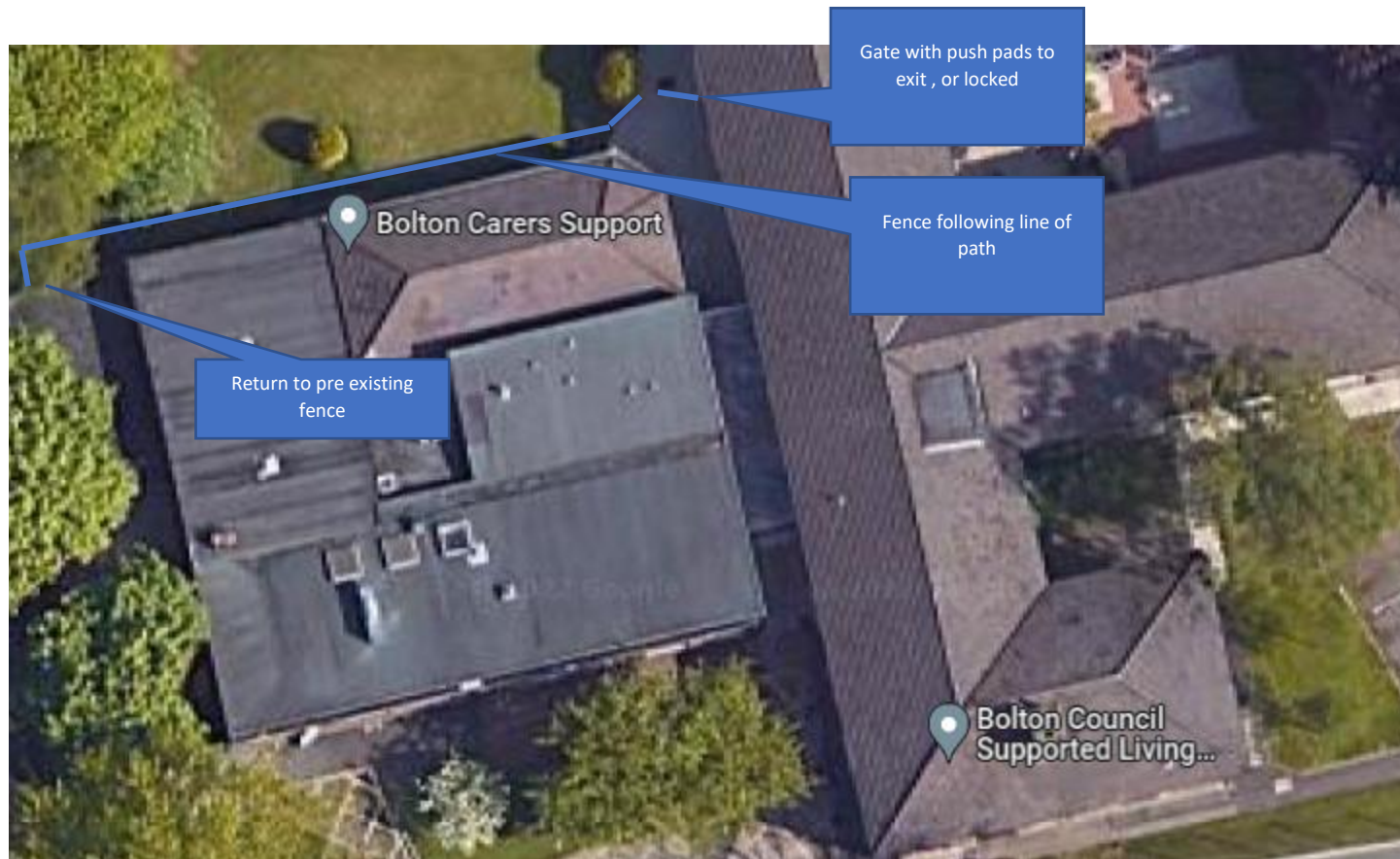
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Date: 22/09/2002

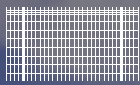
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**Bolton
Council**

DEPARTMENT: PLACE
SECTION: ASSET MANAGEMENT

N
↑
scale
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Twin Mesh Fencing



Ideal for installation within:

Airports | Commercial Sites | Military Installations |
Nuclear Installations | Prisons | Secure | Hospitals | Sports Stadiums

Galvanised to BS 10244-2:2001 Class D standard | Permanent and Durable
Anti-Climb Features | High level of security

Height

1800mm
2000mm
2400mm
3000mm



Powder Coated Steel Wire

Twin Mesh is available in 656 and 868 Mesh Types, pertaining to the thickness of the wire. The fencing panels consists of two vertical wires running parallel between a horizontal wire.

Width

2510mm

Post Types

Dig-In
Bolt Down



Increased Security

Twin Mesh is one of the most secure types of security fencing on the market. It is designed to provide high security, working in conjunction with CCTV.

Material

Pre-Galvanised Steel

Optional Finish

Polyester Powder Coating:



Green Black Other
Colours
Available



Durable and Robust Panels

This fence comes powder coated as a standard, meaning that it can withstand damage, weathering and vandalism. The Steel Wires are extremely difficult to cut through and climb as a result.

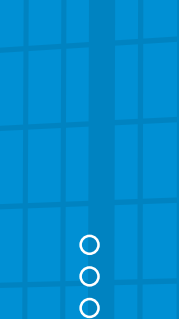
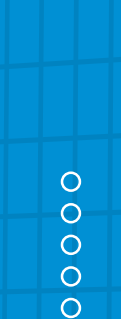
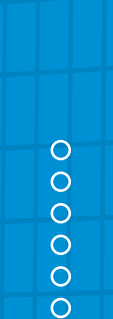
Gate Access Width

Total Gate Width



1460mm
2280mm
3280mm
4350mm
5400mm
6400mm
7500mm
8500mm
9600mm
10,600mm

1460mm
2280mm
3280mm
4350mm
5400mm
6400mm
7500mm
8500mm
9600mm
10,600mm



Fence

Gate