

Planning Applications Report

**Planning Committee
18th August 2022**

**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

Date of Meeting: 18 August 2022

Application Reference: 13593/22

Type Of Application	Full Planning Permission
Registration Date	15 April 2022
Decision Due Date	17 August 2022
Responsible Officer	Beth Bradburn

Location	GIRL GUIDE ASSOCIATION 100 SHEPHERD CROSS STREET BOLTON BL1 3DE
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Proposal	TEPORARY CONSENT FOR THE RETENTION OF 3NO. SINGLE-STOREY TEMPORARY CLASSROOM AND WELFARE (WC) BLOCKS.
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Ward	Halliwell
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Applicant: Mr M Howells

Agent: Finlason Partnership Limited

OFFICERS REPORT

Recommendation: Approve subject to conditions

Executive Summary

- * Thomasson Memorial School for deaf children provides its services on behalf of Bolton Council. Whilst urgent repair works are carried out at their regular school building following flooding that has caused substantial damage and disruption, Halliwell UCAN Centre and the Girl Guide HQ are being used as a temporary location.
- * Temporary consent is sought for the retention of 3no. single-storey temporary classroom and welfare (wc) blocks located on the surface car park. The proposal has been identified as a location for temporary teaching and welfare accommodation (portacabins) and is required as an overspill site to the temporary school Halliwell UCAN Centre, which forms a separate application under the reference 13759/22.
- * The Applicant seeks temporary consent to 31st December 2022, however they are likely to vacate the site at an earlier date.
- * The portacabins accommodate up to 20 pupils.
- * 15 members off staff would be at the site.
- * The opening hours required for the school are 08:00 to 18:00 Monday to Friday.
- * The portacabins will be removed and site reverted back to its original condition after the 31st December.
- * The school site is Council owned and the proposed project is Council led.
- * No objections have been received from local residents and no objections have been received from statutory consultees.
- * The proposal is recommended for approval subject to planning conditions.

Background

1. Thomasson Memorial School for deaf children provides its services on behalf of Bolton Council. Whilst urgent repair works are carried out at their regular school building following flooding that has caused substantial damage and disruption, Halliwell UCAN Centre and the Girl Guide HQ are being used as a temporary location for the school.

Proposal

2. Temporary consent is sought for the retention of 3no. single-storey temporary classroom and welfare (wc) blocks located on the surface car park. The proposal has been identified as a location for temporary teaching and welfare accommodation (portacabins) and is required as an overspill site to the temporary school Halliwell UCAN Centre, which forms a separate application under the reference 13759/22.
3. Temporary consent would be required until 31st December 2022.
4. The opening hours required for the school would be 08:00 to 18:00 Monday to Friday. 20 children will be accommodated in classrooms and there are 15 members of staff on site.
5. Breaktimes of 20 minutes take place in the morning and afternoon and 45 minutes for lunchtime. The green open space to the east is used by the students during this time.
6. No objections have been received by members of the public nor any concerns have been raised by statutory consultees. The Council's Constitution however currently requires that all Council applications be presented to Planning Committee.

Site Characteristics

7. The application site consists of a surface car park for the Girls Guide Association HQ. To the west of the car park is a grassed play area.
8. The whole site is generally enclosed within a residential area and the site is located within Halliwell which is within Inner Bolton as defined within Bolton Council's Allocation Plan.

The Development Plan

9. Core Strategy Objectives SO2 Access to Education, SO5 Bolton's Economy, SO6 Accessibility and Infrastructure, SO16 Community Cohesion and Access.
10. Core Strategy Policies - A1.2 Development of Primary Schools; CG1.2 Urban Biodiversity; CG3 The Built Environment; CG4 Compatible Uses; P5 Transport and Accessibility; S1.2 Road Safety; RA1 Inner Bolton, SC2 Cultural and Community Facilities

Other material planning considerations:

11. Supplementary Planning Document: General Design Principles; Accessibility, Transport and Safety.
12. National Planning Policy Framework (NPPF)

Analysis

13. 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.
14. The main impacts of the proposal are:-
 - * impact on the character and appearance of the area
 - * impact on the amenity of neighbouring residents
 - * impact on highways/accessibility/parking
 - * impact on crime and the fear of crime
 - * impact on trees and ecology

Impact on the Character and Appearance of the Area

15. Policy CG3 of the Core Strategy states that the Council will conserve and enhance local distinctiveness, ensuring development has regard to the overall built character and landscape quality of the area, and will require development to be compatible with the surrounding area, in terms of scale, massing, grain, form, form, architecture, street enclosure, local materials and landscape treatment.
16. Policy RA1 of the Core Strategy relates specifically to development in Inner Bolton and states [amongst other things] that the Council will conserve and enhance the distinctive character of the existing physical and natural environment and ensure that development has particular regard to massing and materials used.
17. The portacabins are visible within the street scene, however they are partially screened by the boundary fencing, gates and shrubbery. They are also single storey and do not appear as a dominant addition to the site.
18. Temporary consent for the retention of 3no. single-storey temporary classroom and welfare (wc) blocks on the surface car park is not considered to adversely impact on the character and appearance of the area, compliant with Policies CG3 and RA1 of the Core Strategy.

Impact on the Amenity of Neighbouring Residents

19. Policy CG4 of the Core Strategy states that the Council will ensure that new development proposals are compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security. Development should not generate unacceptable nuisance, odours, fumes, noise or light pollution.
20. 20 children would be attending the site and the opening hours are 08:00-18:00 Monday-Friday; break times would also be limited to certain controlled times of the day.
21. Although there are residential properties nearby there is also Oxford Grove Primary School nearby. Given the temporary nature of the site and the opening hours and break times proposed it is not considered that the temporary classroom would result in any significant impact onto amenity and would be in accordance with policy CG4 of the Core Strategy.

Impact on Highways

22. Core Strategy policies P5 and S1 seek to ensure that Council and its partners will ensure that new developments take into account the requirements for accessibility by different modes of transport, including parking and service arrangements. In addition, there is a requirement that road safety is promoted in the design of new development.
23. Acting on the extant uses associated with the premises and the temporary nature of what is being proposed, the Local Highway Authority raise no objection to what is being proposed under this application.
24. Due to the temporary of nature of the proposal, the development would have minimal impact on the highway network and would accord with Core Strategy policies P5 and S1.

Impact on Crime

25. Core Strategy policy S1 states that the council shall ensure that the design of new development will take into account the need to reduce crime and the fear of crime.
26. Although a Crime Impact Statement is usually required for the change of use to a school, due to the temporary nature of the development, the secure boundary treatment and staff presence at the site, it is considered that the security measures present would be sufficient.

Impact on Trees and Ecology

27. Policy CG1.2 of the Core Strategy states that the Council will safeguard and enhance biodiversity in the borough by protecting sites of urban biodiversity including trees, woodland and hedgerows

from adverse development, and improving the quality and interconnectivity of wildlife corridors and habitats.

28. The portacabins would be sited on the existing hardstanding therefore would have no impact onto the trees surrounding the site.

Conclusion

29. It is considered that the temporary siting of the portacabins used as an overspill site to the temporary school at the Halliwell UCAN Centre would not have a detrimental impact onto the character and appearance of the area, residential amenity, trees, the highway network or the crime and the fear of crime and subject to the necessary conditions would accord with the Development Plan.
30. Members are therefore recommended to approve the application.

Representation and Consultation Annex

Representations

None received.

Consultations

Advice was sought from the following consultees: Highways; Environmental Health Officer.

Planning History

Temporary consent for the continued use of a community use/service building (use class F2) as a school (use class F1)

13759/22 – Recommended for approval

Recommendation: Approve subject to conditions

Recommended Conditions and/or Reasons

Subject to the following conditions, which have been imposed for the reasons stated:-

- 1 This permission shall be for a temporary period expiring on 31st December 2022 when the use hereby approved shall be discontinued, the portacabins removed and the land reinstated back to its original use.

Reason

The applicant has only applied for temporary permission.

- 2 The temporary buildings hereby approved shall not be in operation outside the following hours:-

08:00 - 18:00 Mondays to Fridays

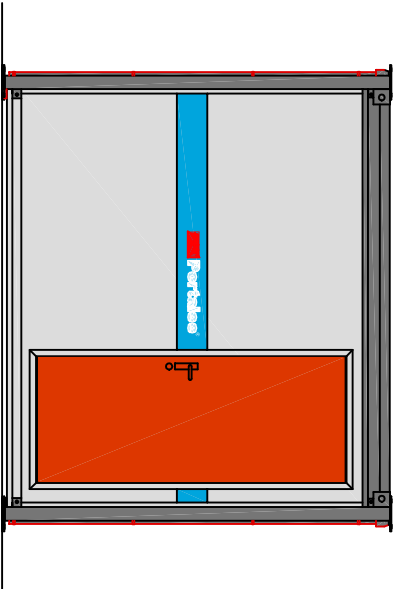
Reason

To safeguard the living conditions of residents and the amenity and character of the area with regard to noise and/or disturbance and in order to comply with Bolton's Core Strategy policies CG3 and CG4.

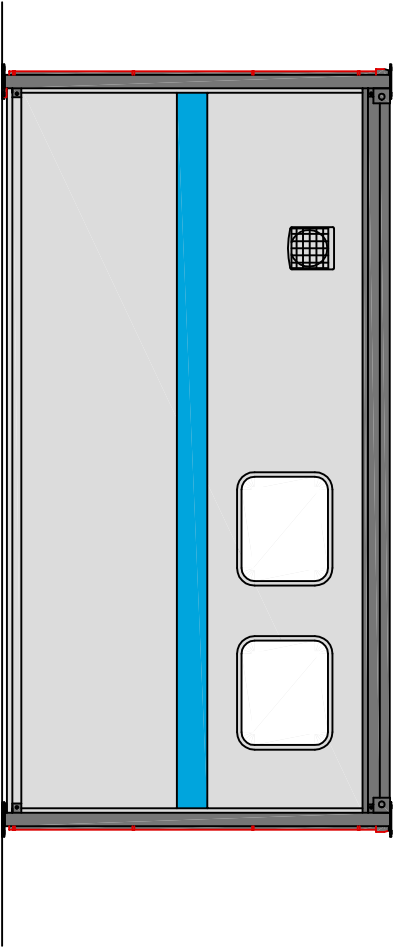


Portaloos®

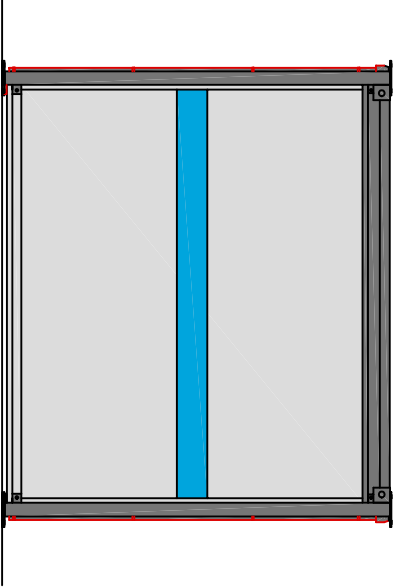
Portaloos PL161 (Type H) Standard Specification Drawing



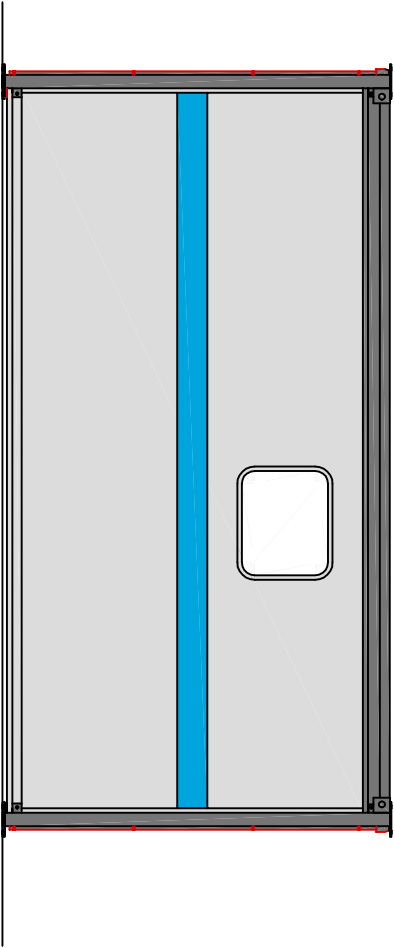
Elevation To Entrance



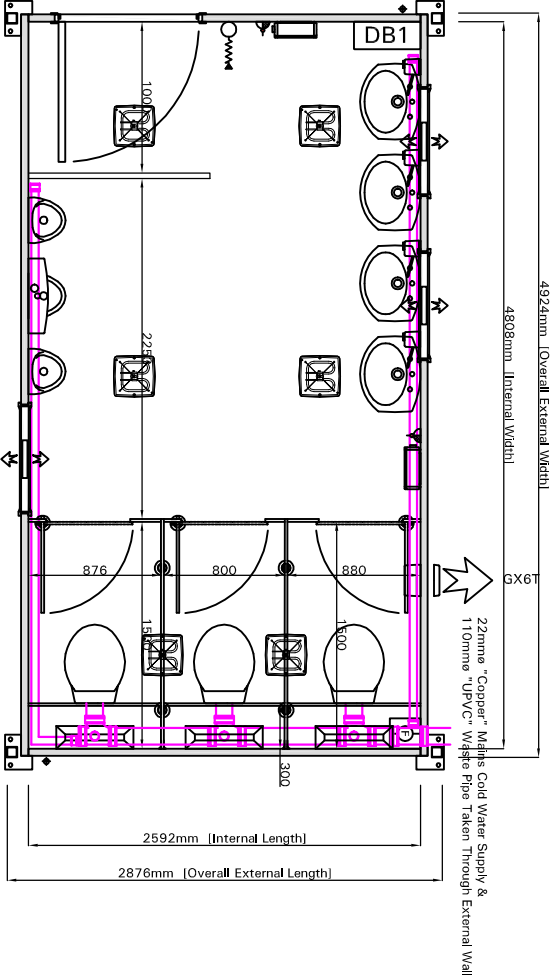
Elevation To Side



Elevation To Rear



Elevation To Side



Floor Plan (Standard)



Portakabin Limited Whistleberry Road Hamilton ML3 0EJ
Telephone 01698 429414 Fax 01698 459499
www.portakabin.co.uk

PL161 - H

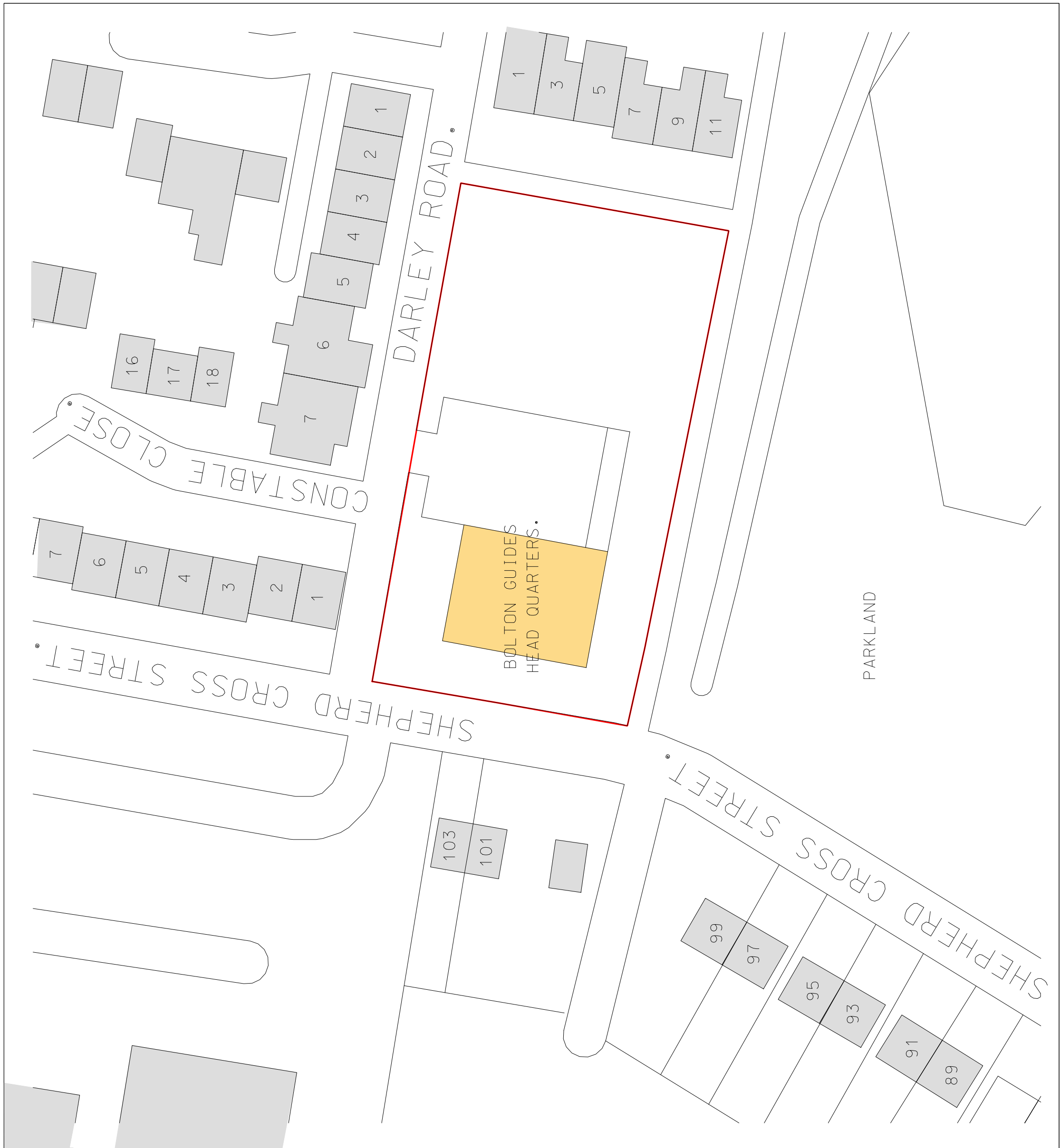
This scale bar is for microfilming purposes only.

0 10 20 30 40 50 60 70

To assist in the interpretation of the drawing, the scale bar is provided in feet and metres.

All dimensions to be checked on site prior to commencement of work.

Figured dimensions to be used in preference to scale.



Existing: Site Block Plan @ 1:500



Existing: Site Location Plan @ 1:1250

ISSUED FOR PLANNING

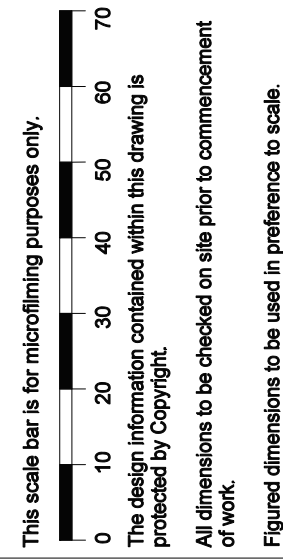
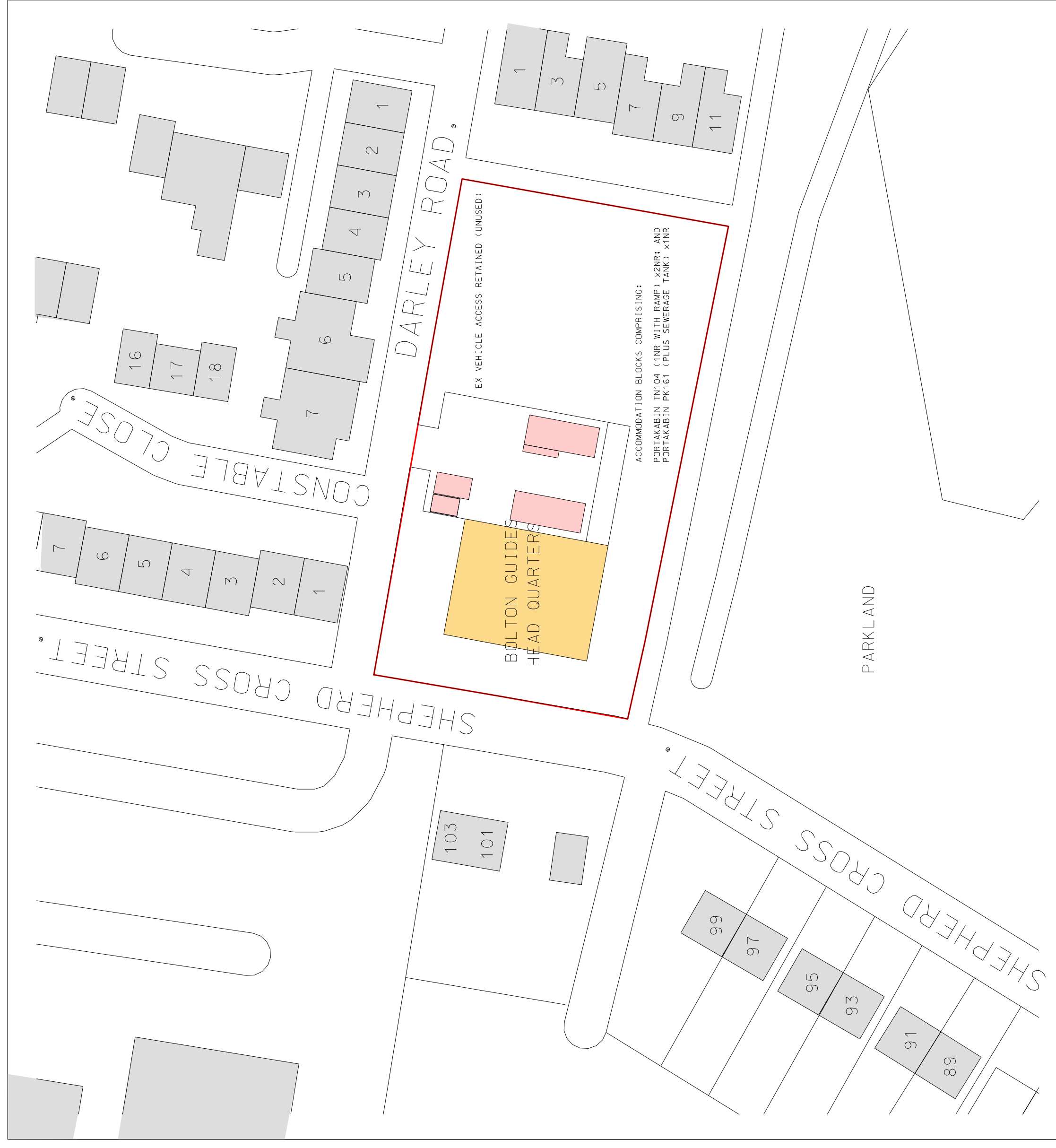
FINLASON
PARTNERSHIP

Suite 4,
Beech House,
1 Cambridge Road,
Hale, Cheshire
WA15 9SY
Tel: 0161 929 4422

Project Title:
Temporary accommodation;
Bolton Girl Guide HQ,
Shepherd Cross Street,
Bolton BL1 3BX

Drawn By:
Existing:
Site Location Plan & Site Block Plan

Drawn By:
22/014(0)-JAXP001
Revision:
*
Scale:
1:1250 &
1:500
@ A1
AF MARCH 2022



ISSUED FOR PLANNING



Suite 4,
Beech House,
1 Cambridge Road,
Hale, Cheshire
WA15 9SY
Tel: 0161 929 4422

Project Title :
Temporary accommodation;
Bolton Girl Guide HQ,
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Bolton,
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Proposed:
Site Location Plan & Site Block Plan

Dwg No. : 22/014(2)-APP010	Revision : *
Scale : 1:1250 & 1:500	Drawn By / Date : AF MARCH 2022