

**Planning Applications Report**

**Planning Committee  
21st July 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](http://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](http://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](http://www.bolton.gov.uk/planapps)



Date of Meeting: 21 July 2022

Application Reference: 12813/21

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

**Full Planning Permission**  
**14 January 2022**  
**31 July 2022**  
**David Forshaw**

**Location**

**ST JAMES DAISY HILL C OF E PRIMARY SCHOOL**  
**HINDLEY ROAD WESTHOUGHTON BOLTON BL5 2JU**

**Proposal**

RETROSPECTIVE APPLICATION FOR SITING OF 1NO.  
SINGLE AND 1NO. DOUBLE CLASSROOM TEMPORARY  
BUILDINGS.

**Ward**

Westhoughton South

**Applicant:** Mr G Marshall

**Agent:** Mr R Bayley

## **OFFICERS REPORT**

**Recommendation:** Approve subject to conditions

### **Executive Summary**

- \* The proposal is for retention of two temporary classroom buildings for 2 years.
- \* The buildings are required to provide alternative classroom space while other parts of the school are improved and extended.
- \* The school site is Council owned and the improvement project is Council led.
- \* No objections have been received from neighbours.
- \* No objections have been received from statutory consultees.
- \* The proposal is recommended for approval subject to a planning condition.

### **Proposal**

1. Planning permission is sought for the retention of two temporary classroom buildings within the grounds of the school for two years. They were put into place last November on the playground east of the main school building. Both are 3.5m high with flat roofs and coloured pale green with a smooth finish. The larger building measures approx. 16.8m x 9.8m externally and contains two classrooms, storerooms, toilets and lobby. The smaller building houses a single classroom, store, lobby and toilets and measures approx. 12.2m x 6.8m externally. Both are raised above the retained sloping ground level by up to approx. 0.5m and accessed by separate ramps.
2. Their location is on an existing hard surfaced playground east of the main school building accessible from the school entrance through an existing pedestrian gate from the car park. Vehicular access to the buildings is not possible.
3. The school is undergoing refurbishment/improvement and these buildings are needed to provide continuity of teaching space during those works. The programme is expected to last a further two years and after completion the buildings will be removed and the playground reinstated. A condition to secure this is proposed.



4. This application and improvement project at the school is Council led and on land and premises it owns. Therefore, the application needs to be considered by the Planning Committee.

### **Site Characteristics**

5. The site is made up of two school buildings, a detached garage, car park, playing fields and soft and hard play areas. The shape of the site is irregular as it takes in the older and newer buildings in the northeast and northwest parts of the site respectively.
6. The playing fields are located to the south of the main school building between the school and the properties to the south and there are a number of playgrounds within the grounds. The main vehicular entrance from the north off Hindley Road serves the car park adjacent the newer school building.
7. Immediately bordering the site closest to the temporary buildings to the north is a mix of houses and small shops fronting Hindley Road. To the east are houses fronting St James Street with their rear gardens extending towards the buildings.

### **Policies**

8. The Development Plan

Core Strategy Objectives SO2 Access to Education, SO5 Bolton's Economy, SO6 Accessibility and Infrastructure, SO10 Climate Change, SO13 Flood Risk, SO16 Community Cohesion and Access.

Core Strategy Policies

A1.2 Development of Primary Schools; CG1.2 Urban Biodiversity; CG1.5 Flooding and Surface water run off; CG3 The Built Environment; CG4 Compatible Uses; P5 Transport and Accessibility; S1.2 Road Safety; OA3 Westhoughton, SC2 Cultural and Community Facilities, Policy H1 Healthy.

9. Other material planning considerations:

Supplementary Planning Document: General Design Principles; Accessibility, Transport and Safety.

National Planning Policy Framework (NPPF)

### **Analysis**

10. 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.

11. The main considerations of the proposal are:-

- \* principle of development
- \* character and appearance of the area
- \* amenity of neighbouring residents
- \* highways/accessibility/parking
- \* land contamination, air and water quality
- \* flood risk/surface water runoff



- \* trees, landscape features and ecology

#### Principle of Development

12. Core Strategy Policy A1.2 states that the Council will support the development of primary schools in locations accessible to the communities they serve.
13. Paragraph 94 of the NPPF states it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. LPAs should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.
14. The temporary buildings are to ensure continuity of education provision during a programme of improvement works within the main building. Therefore, the principle of their siting for a temporary period during that project is acceptable.

#### Character and Appearance of the Area

15. Strategic Objective 11 of the Core Strategy aims to conserve and enhance the best of Bolton's built heritage and landscapes and improve the quality of open spaces and the design of new buildings.
16. Core Strategy policy CG3 seeks to ensure that new development proposals contribute to good urban design. This has a number of elements including (amongst other things):
  - \* conserve and enhance local distinctiveness ensuring development has regard to the overall built character and landscape quality of the area
  - \* compatibility with surrounding area – scale, massing, grain, form, architecture, local materials and landscape treatment
17. Policy OA3 of the Core Strategy relates specifically to development in Westhoughton and states [amongst other things] that the Council will conserve and enhance the character of the existing physical and natural environment.
18. In common with the majority of primary schools, the site has an institutional appearance with gates, fencing, buildings and areas of hardstanding which would not significantly change as a result. The proposed buildings are utilitarian in appearance which is normal for such modular buildings. However, they are sited within the densely developed school grounds subservient to the taller and bulkier main buildings. They are not readily visible from any public vantage points outside the site. Although not matching the existing school complex in terms of design or materials, they are temporary and a proposed condition will require their removal after two years to prevent any long lasting impact.
19. It is considered that the proposed buildings would be compatible with the character and appearance of the school and the surrounding area, compliant with Policies CG3 and OA3 of the Core Strategy.

#### Amenity of Neighbouring Residents

20. Core Strategy policy CG4 seeks to ensure that new development proposals are compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security.
21. The buildings are located approximately 22m from the nearest houses on Hindley Road to the north and between 27m and 35m from houses on St James Street to the east. Between the buildings and neighbouring houses are existing trees and other vegetation



of varying heights and thickness which filter or screen views as a result. Given the distances, landscaping, single storey height of the buildings and their daytime use no loss of privacy or overshadowing is caused.

22. Use of the site as a playground is likely to generate greater noise than the teaching of classes within the buildings. There is no increase in pupil numbers at the school so no increase in noise and disturbance should arise. Pollution Control have stated they have no concerns over noise.
23. Further to the above assessment, it is considered that the living conditions enjoyed at nearby residential properties would not be significantly worsened and the development complies with policy CG4 of the Core Strategy.

#### Highways/Parking/Accessibility

24. Core Strategy Strategic Objective 6 seeks to ensure that transport infrastructure supports all the aspects of the spatial vision and that new development is in accessible locations and makes the best use of existing infrastructure. In addition, Core Strategy Strategic Objective 9 aims to improve road safety by ensuring that neighbourhoods are attractive and well designed.
25. Core Strategy policy P5 and S1 seek to ensure that new development proposals take account of accessibility of transport prioritising pedestrians, cyclists and public transport users over other motorised vehicle users; design developments to be accessible by public transport, servicing arrangements, sufficient parking, transport needs of people with disabilities.
26. Appendix 3 of the Core Strategy provides car, cycle, motorcycle and disabled parking standards for a range of new development proposals. In addition, guidance contained within the Accessibility, Transport and Safety SPD covers a range of highways related matters including provision of facilities for people with disabilities, provision for pedestrians, cyclists, public transport and car parking.
27. There is no proposed alteration to current parking or accessibility to the school. The classrooms themselves are fully accessible from the main school building and car park. As temporary facilities to cater for existing pupils there are no parking or wider highway implications.

#### Land Contamination/Air & Water Quality

28. Core Strategy policy CG4 seeks to ensure that development does not generate unacceptable nuisance by way of odours, fumes, noise or light pollution nor cause detrimental impacts upon water, ground or air quality. Development proposals on land affected by contamination or ground instability must include an assessment of the extent of these issues and any possible risks. Development will only be permitted where the land is, or is made suitable for the proposed use.
29. Paragraph 183 of the NPPF states that Planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
30. The buildings are sat on top of an existing hardstanding area and will not give rise to any contamination, air or water quality issues. Pollution Control have stated they have no concerns over these issues.

#### Flood Risk/Surface Water Run off



31. Strategic Objective 13 aims to reduce the likelihood and manage the impacts of flooding in Bolton, and to minimise potential flooding to areas downstream.
32. Core Strategy policy CG1.5 seeks to reduce the risk of flooding in Bolton and other areas downstream by minimising water run-off from new development and ensuring a sequential approach is followed, concentrating new development in areas of lowest flood risk.
33. Paragraph 167 of the NPPF states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere and that where appropriate, applications should be supported by a site-specific flood-risk assessment.
34. The application site lies in Flood Zone 1 and the buildings are raised well above ground level. There is no risk to them from surface water or other flooding or of the development causing flooding elsewhere.

#### Impact on trees/landscape features and ecology

35. Core Strategy Policy CG1.2 safeguards and enhances biodiversity in the borough by protecting sites of urban biodiversity including trees, woodland and hedgerows from adverse development, and improving the quality and inter connectivity of wildlife corridors and habitats.
36. Section 174 of the NPPF 2021 states that the planning system should contribute to and enhance the natural and local environment by: Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures states that the planning system should contribute to and enhance the natural and local environment.
37. The Council's Tree and Woodland Officer was consulted on the application but has not commented. However, the buildings are located on an existing hardstanding area away from any trees and other vegetation. Therefore, existing trees and habitats are safeguarded.

#### **Conclusion**

38. It is considered the proposed buildings are necessary to provide continuing accommodation while other parts of the school undergo improvement. They have a limited impact on amenity of the surrounding residents or character and appearance of the area and the development is therefore in accordance with the Development Plan and other material considerations.
39. Members are therefore recommended to approve this application subject to a single condition.



## **Representation and Consultation Annex**

### **Representations**

None received.

### **Consultations**

Advice was sought from the following consultees: Asset Management (Education), Pollution Control and the Tree Officer.

### **Planning History**

None.

### **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 buildings hereby approved shall be removed no later than 2 years from the date of this permission. Within 6 months from the date of removal the playground shall be reinstated.

Reason

The applicant has only applied for temporary permission.



A north arrow diagram consisting of a circle with a vertical line passing through its center. The letter 'N' is positioned at the top of the vertical line, indicating North.



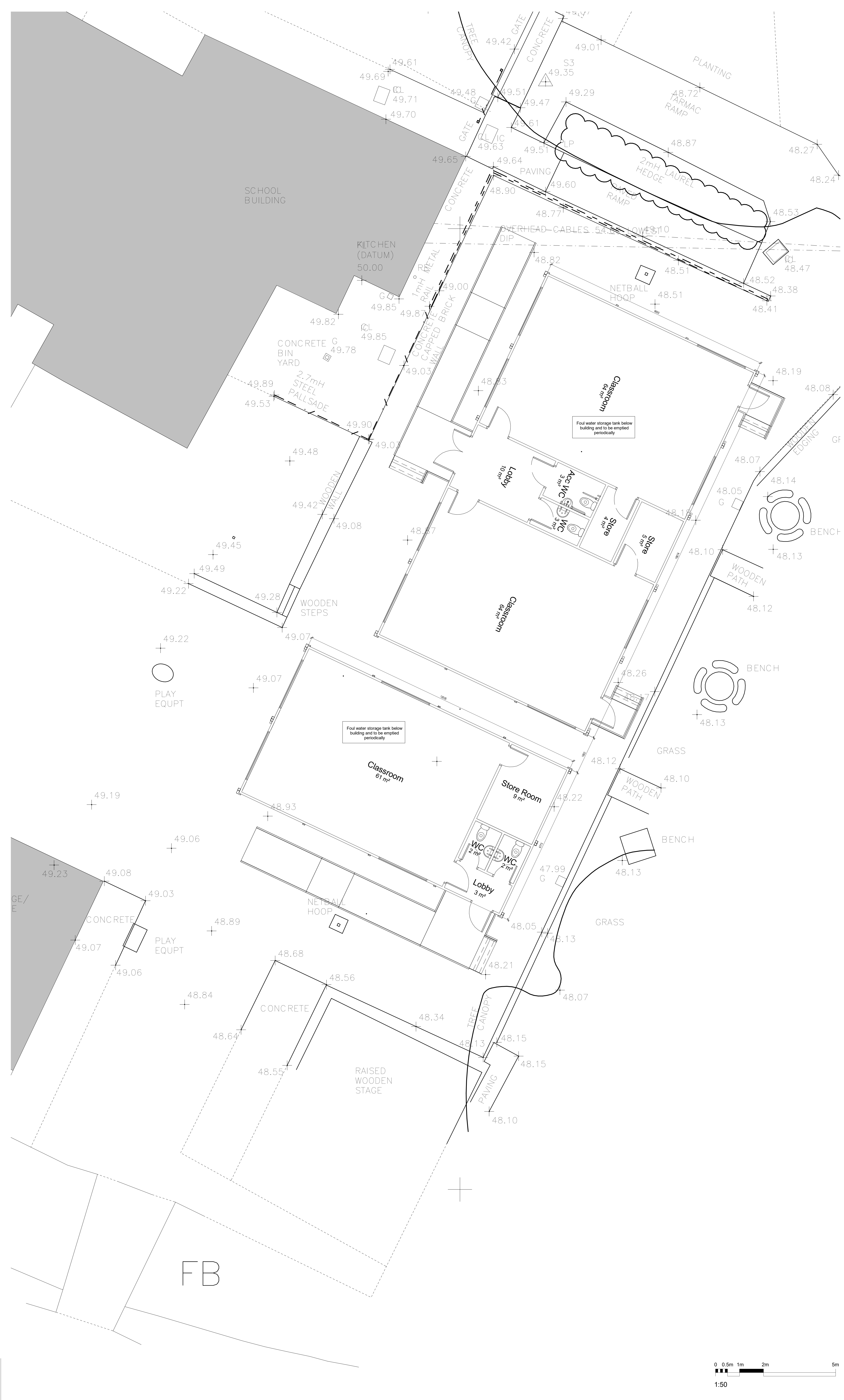
**AHR** AHR Building Consultancy Ltd  
5th Floor  
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+44(0)161 8287900  
manchester@ahr.co.uk

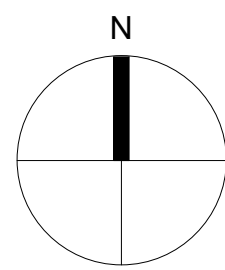
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Notes



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Rev	Description	Date	Dr by	App by
original RAB		19.11.2021	SJS	



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www.ahr.co.uk

Client name  
Bolton Metropolitan Borough Council

Project  
St James Daisy Hill CE Primary School  
New Temporary Classrooms

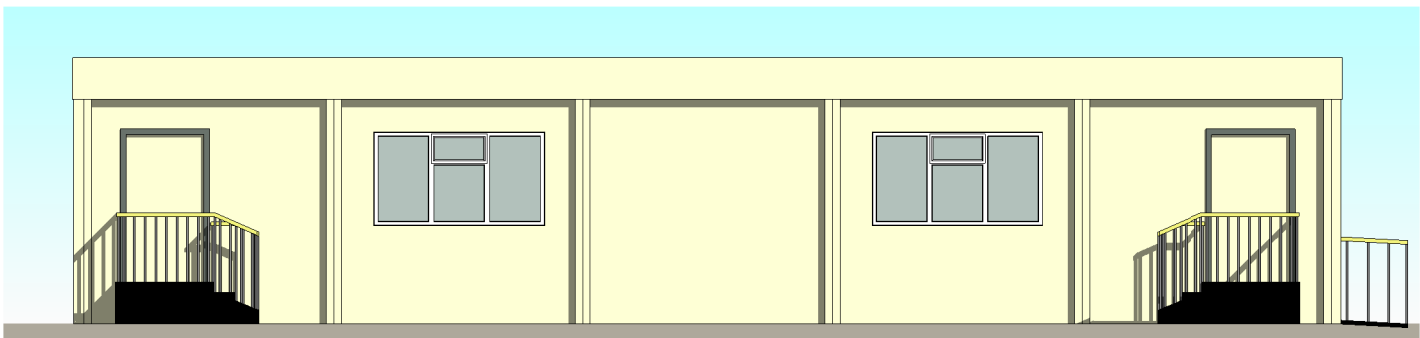
Drawing  
Proposed Landscape Plan

Computer file	Scale	Plot date
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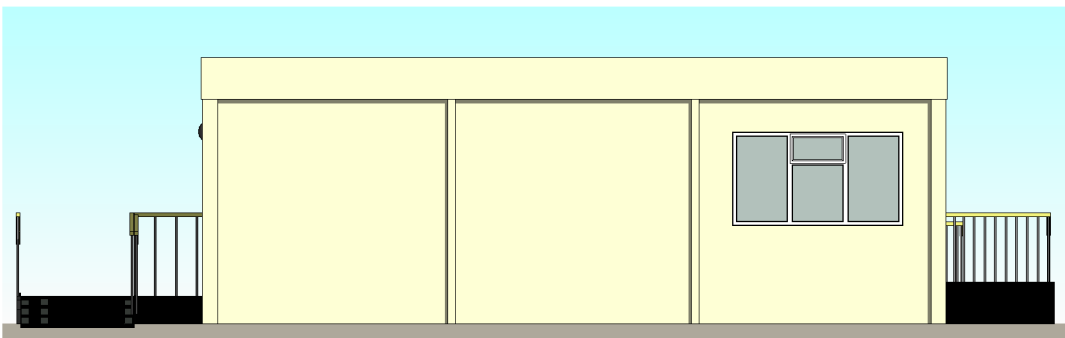
Drawing number	Rev	Issue status
SJ-90-002		Planning

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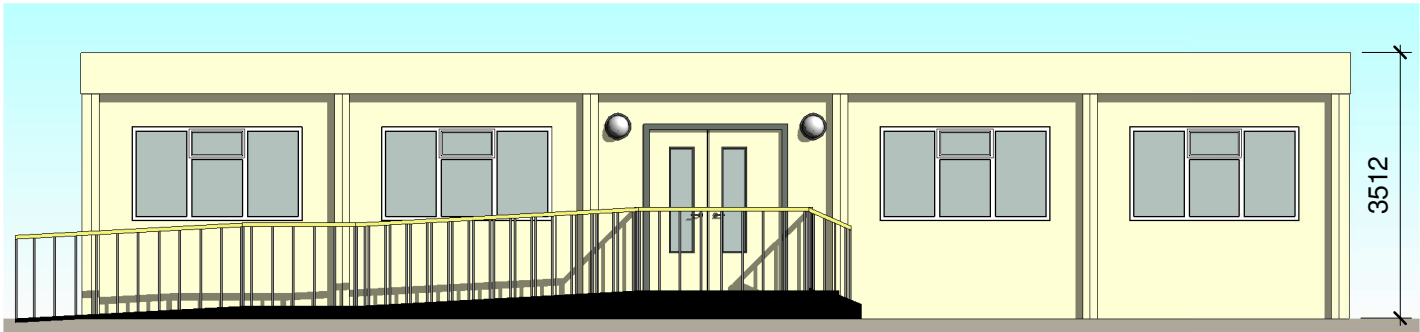




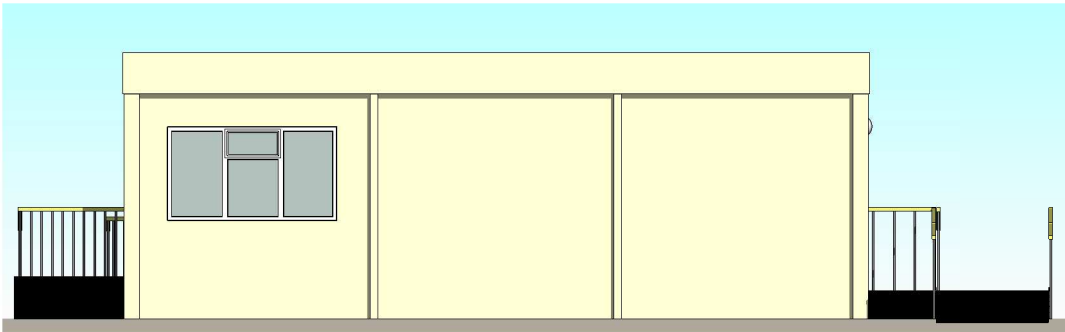
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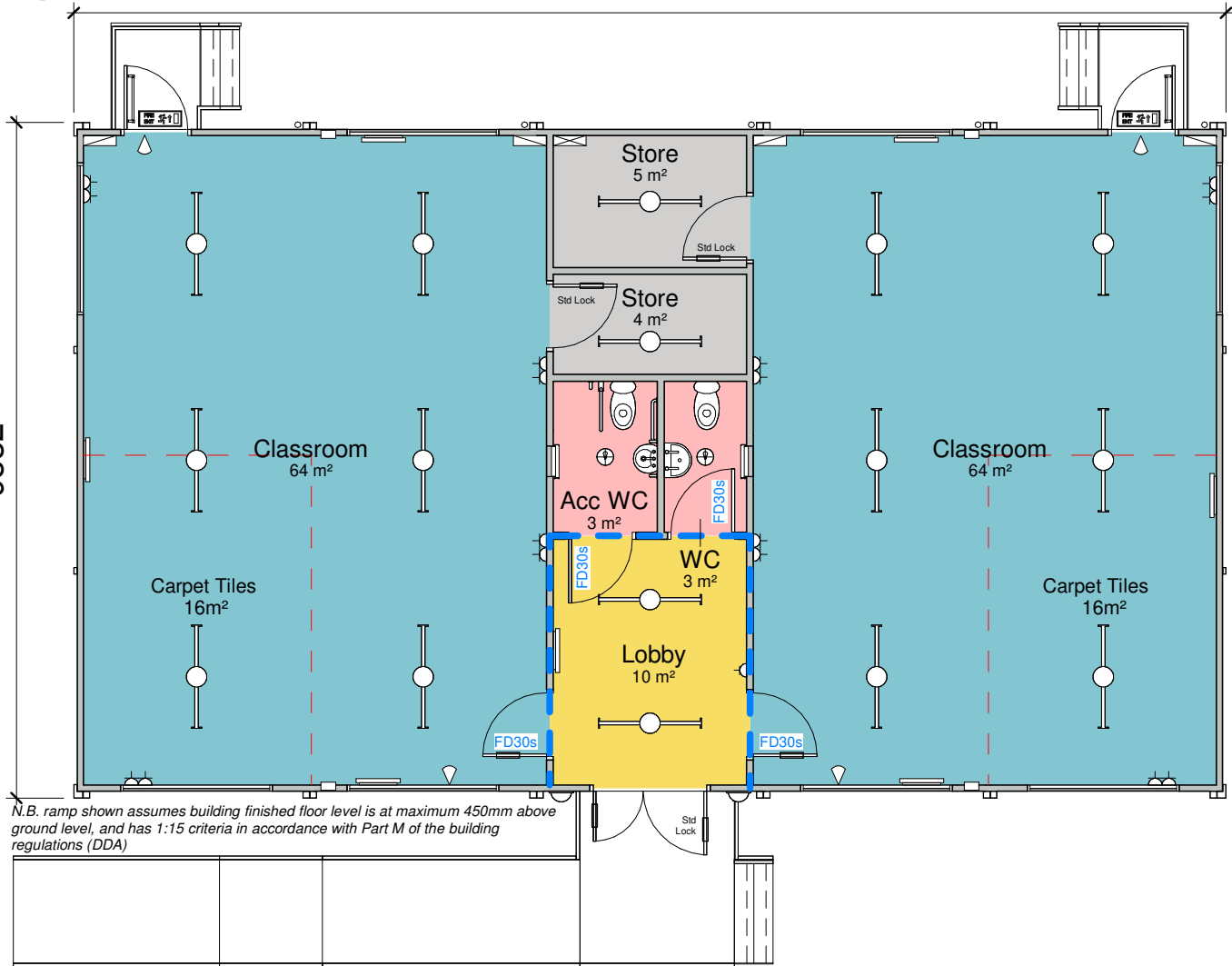
4 Right Elevation  
1 : 100



2 Front Elevation  
1 : 100



5 Left Elevation  
1 : 100



1 Plan Layout  
1 : 100

Please note - fire exit provision and fire ratings are subject to Building Control / Fire Officer approval



Photo is for example only

Total floor area - 156m<sup>2</sup>

● Indicates 30 minute fire resistant wall partition

Notes

1. Windows - white UPVC double glazed 2250 x 1250 - 2 Nr side opening and 1 Nr top opening. All to be fitted with locks and restrictors.
2. Steel External double doors with standard lock and finger guards, fitted with white UPVC vision panels.
3. 2mm polyfloor vinyl with polyurethane coating.
4. Internal doors to be American White Oak with finger guards. Classroom doors 926mm for disabled access, all doors to have vision panel and kickplates fitted.
5. Each classroom to have whiteboard.
6. Classroom lighting to be operated by PIR detectors, with manual override available. Note 2 Nr external bulkhead lights also PIR controlled.
7. 4 Nr double sockets to each classroom, 1 Nr single socket to lobby.
8. 2 Nr 9" extractor fans in each classroom.
9. All partitioning supplied to be 30 minute fire resistant.
10. Painted skirting board.
11. 1.5 kW wall mounted fan assisted heaters to each classroom, with time clock control.
12. The lighting provided is designed to be Category 3 level. This ensures a good general level of lighting is available to the teaching areas.
13. To ensure minimum running costs, lights in the teaching areas controlled by PIR's, will automatically be turned off 30 minutes after the last person has left the room - please note however that the PIR's can be over-riden by the teacher and the lights turned off should there be a requirement; eg if the class is watching TV etc.
14. The two extractor fans supplied in each classroom to provide mechanical extract ventilation if required are operated via a wall switch in the classroom.
15. Ramp and Steps can be supplied as an optional item.
16. Ceiling height, 2.6m high.

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Rev	Revision Description	Date	Issued by
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Symbol Legend	
	Dist board & time clock for heating
	Dist board, time clock & override switch for heating
	16 Way Dist board & Sockets
	Rain Water Pipe
	2kw Convector Heater
	Double Socket
	Single Socket
	PIR Movement Sensor to Control Lights
	9" Extract Fan
	External Light Controlled via PIR Sensors
	Fire Exit
	2kw High Level Heater

Standard floor loading is 3kN/m<sup>2</sup>. Any loading imposed on a floor that is greater than 3kN/m<sup>2</sup> may require strengthening. Please contact your hire centre if you expect to exceed 3kN/m<sup>2</sup>.

Please note that this and any accompanying drawing(s) are for illustrative purposes only and as such, the building shown may vary from the actual finished building on site.

The position of windows, external doors and electrical fixtures (if shown) are dependent on stock availability at time of order.

EXTERNAL COLOUR SCHEME | Ultima

Walls - Honesty - nearest BS ref 10 C 31  
Vertical wall trim - Honesty - nearest BS ref 10 C 31  
Bottom wall trims - Honesty - nearest BS ref 10 C 31  
Long wall fascias (covering wall) - Honesty - nearest BS ref 10 C 31  
Long wall fascia (covering beam) - White - nearest BS ref 00 E 55  
Short wall composite fascia - Honesty - nearest BS ref 10 C 31  
Roof - White - nearest BS ref 00 E 55  
External Skirt - Honesty - nearest BS ref 10 C 31  
Columns, external corners - Honesty - nearest BS ref 10 C 31  
Columns, intermediate - Honesty - nearest BS ref 10 C 31  
Windows - White - nearest BS ref 00 E 55  
Doors (insulated door) - Honesty - nearest BS ref 10 C 31

Internal Portakabin Note  
For connection details please see drawing DQ7782-A



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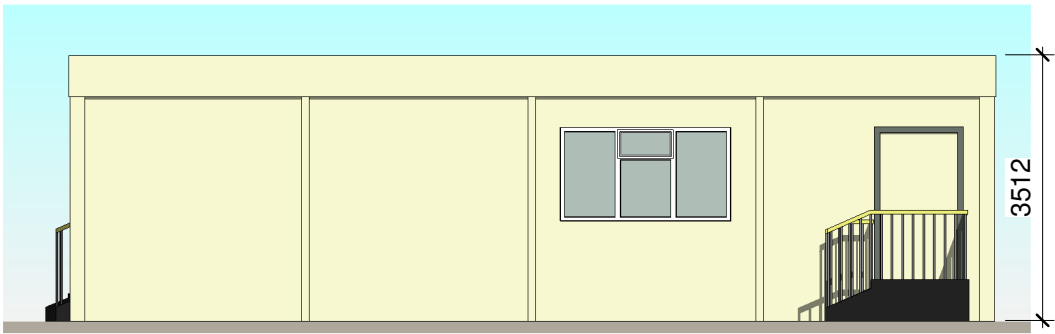
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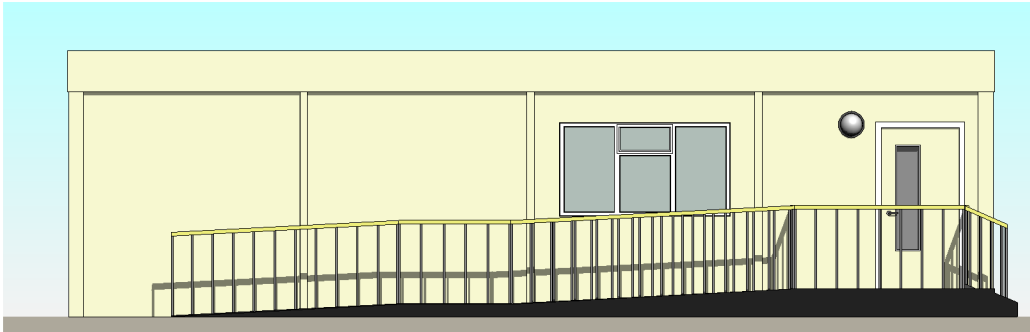
portakabin.co.uk

Client: <b>Robertson Facilities Management Ltd</b>		
Project: <b>Double Classroom Block with WCs &amp; Fire Exits</b>		
Title: <b>Plan and Elevations - 5 x UK093 Ultima Modules.</b>		
Scale @ A3: <b>1 : 100</b>	Date: <b>16.11.2021</b>	Drawn By: <b>BME</b>
Drawing Number: <b>HD/12565/01</b>	Rev:	

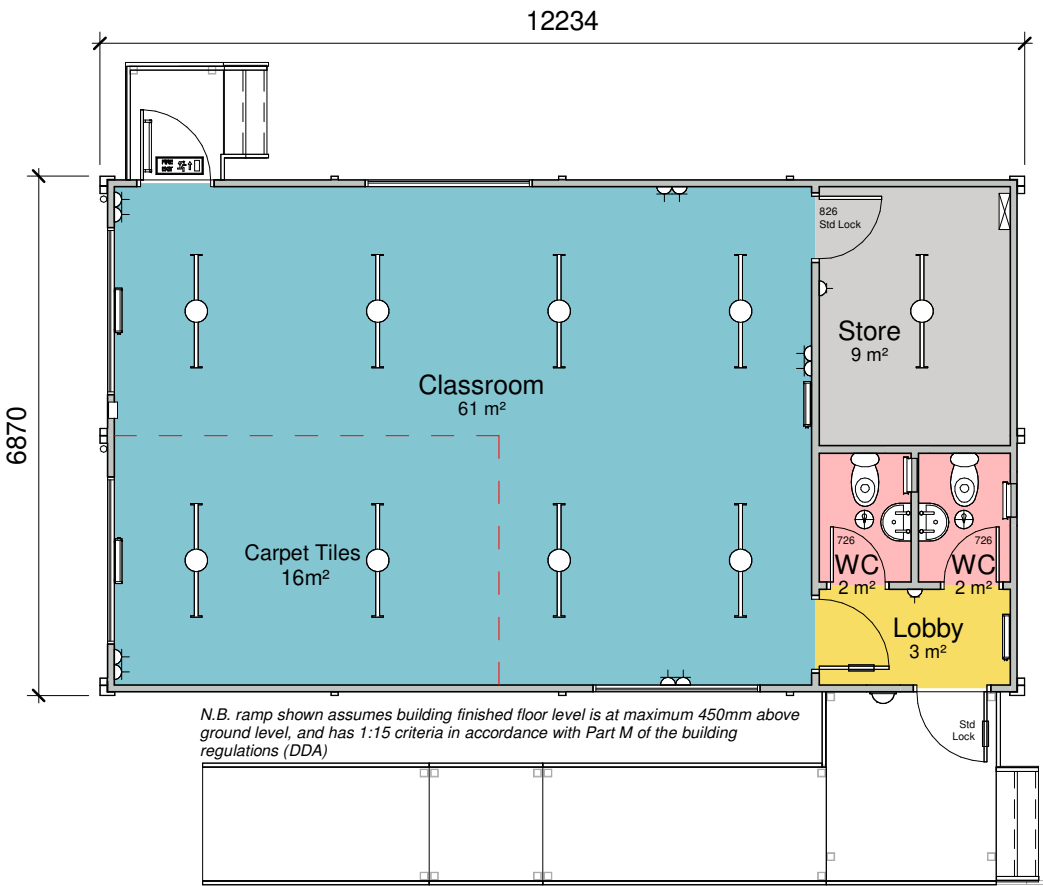




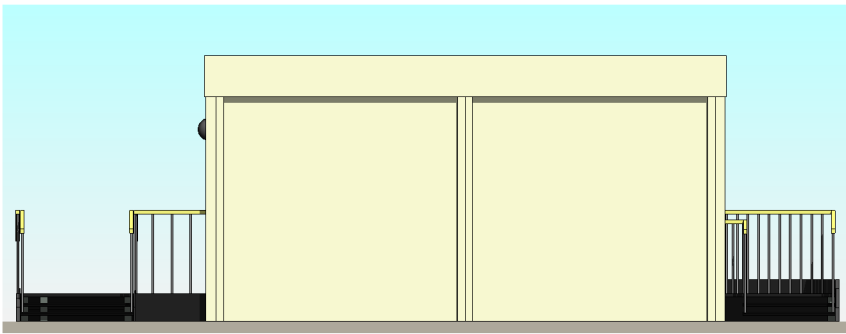
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1 : 100



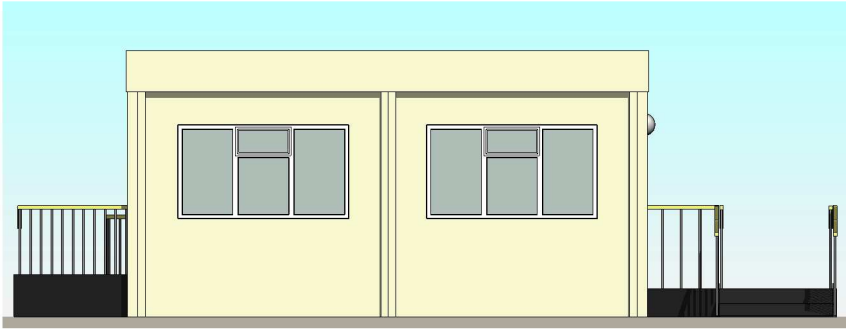
2 Front Elevation  
1 : 100



1 Proposed Layout  
1 : 100



4 Side Elevation  
1 : 100



5 Side Elevation  
1 : 100



Total floor area - 78m²

Notes

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Rev	Revision Description	Date	Issued by
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Symbol Legend

- Distribution board
- Rain Water Pipe
- 2kw Convector Heater
- Double Socket
- Single Socket
- 9 " Extract Fan
- External Light Controlled via PIR Sensors
- Fire Exit
- 2kw High Level Heater

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- Windows - White - nearest BS ref 00 E 55
- Doors (insulated door) - Honesty - nearest BS ref 10 C 31

Internal Portakabin Note  
For connection details please see drawing DQ7782-A



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Client:  
Robertson Facilities Management Ltd

Project:  
Single Classroom Block with WCs & Fire Exit

Title:  
Plan and Elevations - 2 x UK123 Ultima Modules.

Scale @ A3: 1 : 100 Date: 16.11.2021 Drawn By: BME

Drawing Number:  
HD/12565/02

Rev: