

**Planning Applications Report**

**Planning Committee  
23<sup>rd</sup> 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](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

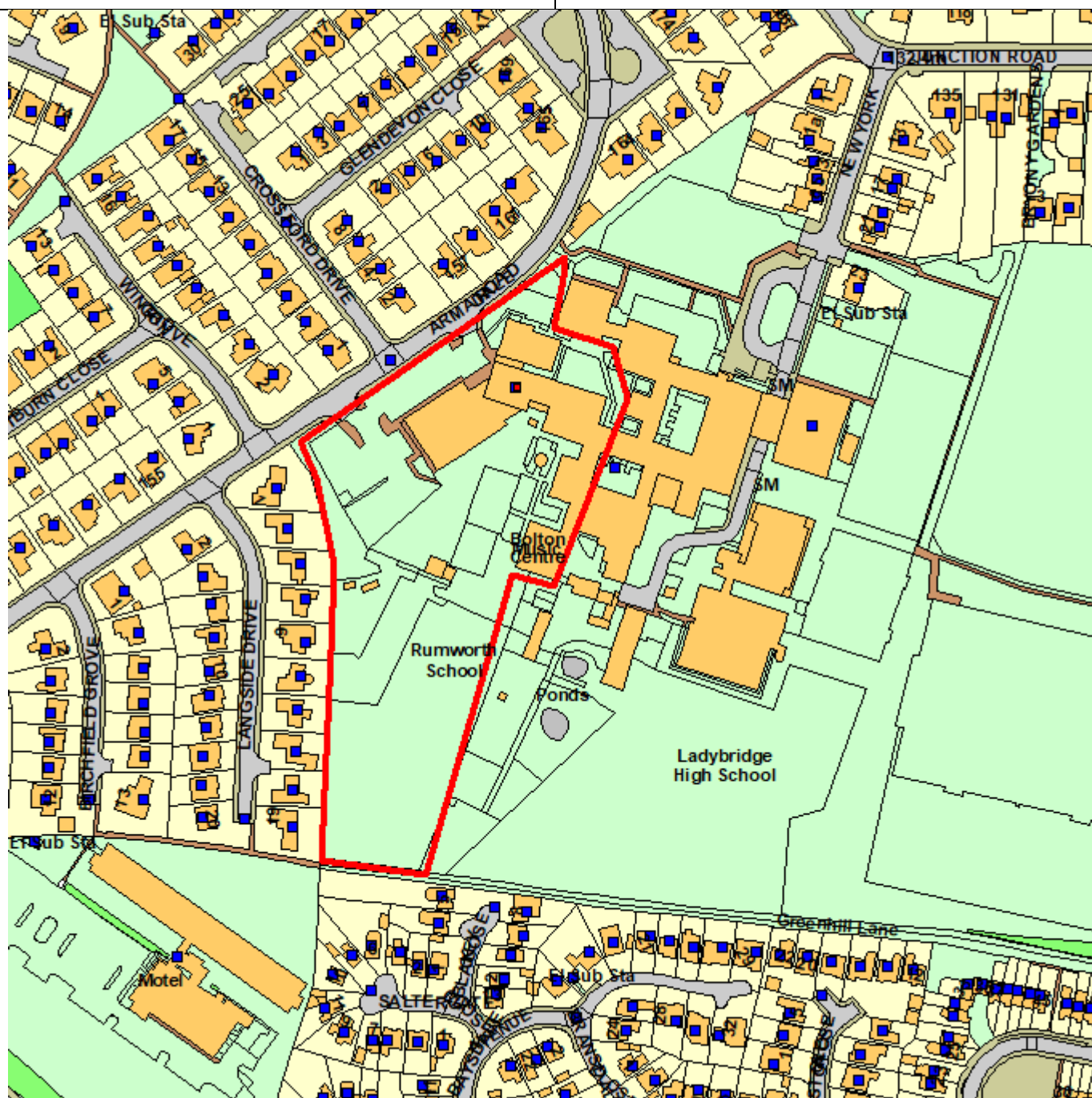
The background documents for this Report are the respective planning application documents which can be found at:-

[www.bolton.gov.uk/planapps](http://www.bolton.gov.uk/planapps)

# Application Number 15049/22

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: 23 February 2023

Application Reference: 15049/22

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

**Full Planning Permission**  
**22 November 2022**  
**10 January 2023**  
**Beth Bradburn**

**Location**

**RUMWORTH SCHOOL ARMADALE ROAD BOLTON BL3  
4TP**

**Proposal**

**RETENTION OF A MODULAR CLASSROOM BUILDING**

**Ward**

**Heaton And Lostock**

**Applicant:** Mr G Johnson

**Agent:** Mr J Patel

## **OFFICER'S REPORT**

**Recommendation:** Approve subject to conditions

### **Executive Summary**

- \* The proposal is for the retention of a single storey modular building.
- \* The proposal would be to enhance the existing facilities on the site.
- \* The school site is Council owned and the proposed project is Council led.
- \* One objection has been received.
- \* No objections have been received by consultees.
- \* The proposal is recommended for approval on a temporary basis of 5 years subject to planning conditions.

### **Proposal**

1. The proposal is for retrospective consent for a newly installed modular classroom building at Rumworth School. The new modular building consists of 2 no. general classroom spaces connected by a central lobby, 1 no. office, 1 no. tea brew room, changing room, disabled WC and drying room.
2. The building has composite cedar panels to the external envelope and a powder-coated aluminium roof with fascias and verges. The windows and doors are aluminium framed with paint finishes to match the overall proposed colour scheme of the modular building and to ensure it is in keeping with the surrounding buildings.
3. The single-standing modular building would encompass an additional gross area of 147 square metres. The layout of the modular building has been designed to allow for access into the central lobby space and both classrooms via external double doors. Level access is provided through all entrances achieved by means of grading the external ground to threshold level.

### **Site Characteristics**

4. The site where the building is located is to the south of the main school building. The school site is generally enclosed and surrounded by residential dwellings and green areas.

5. The site is allocated within West Bolton as defined within Bolton Council's Allocation Plan.

### **The Development Plan**

6. 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.
7. 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; OA4 West Bolton, SC2 Cultural and Community Facilities, Policy H1 Healthy.

### **Other material planning considerations:**

8. Supplementary Planning Document: General Design Principles; Accessibility, Transport and Safety.
9. 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 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 land contamination
  - \* impact on playing fields
  - \* impact on trees and landscape features
  - \* impact on crime and the fear of crime

### **Impact on the Character and Appearance of the Area**

12. 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.
13. 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 conserve and enhance the heritage significance of heritage assets and area maintain and respect the landscape character of the surrounding countryside and its distinctiveness, being compatible with the nearby landscape character
14. Policy RA1 of the Core Strategy relates specifically to development in Inner Bolton and states 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.

15. In common with the majority of primary schools, the site has an institutional appearance with gates, fencing, buildings and areas of hardstanding. This would not significantly change as a result of the proposed modular building.
16. The existing surrounding buildings consist of both single and double storey, therefore the scale of the modular building would be in keeping with the massing of the existing buildings and site context.
17. The building has composite cedar panels to the external envelope and powder-coated aluminium roof. The windows are aluminium framed with paint finishes to match the overall colour scheme of the new modular building and to ensure it is in keeping with the surrounding buildings.
18. Such structures are common within the school grounds and therefore would not appear as incongruous within its context.
19. It is considered the proposal would be acceptable on a temporary basis and it is recommended a 5 five year temporary consent would be acceptable.

#### Impact on the 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. It also 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.
21. Paragraph 188 of the NPPF states that "the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.
22. Officers consider that Core Strategy Policy CG4 is consistent with the NPPF and has significant weight in the determination of this application as has the NPPF guidance itself.
23. It is considered that the expansion of the school would not be significantly worsened by way of noise as the proposal would not be used to accommodate the increase in pupil or staff numbers.
24. The structure itself would be single storey measuring 3.25 metres in height. The nearest residential properties are those located on Langside Drive; however, the building is located approximately 22 metres to the shared boundaries with these properties. Further there are existing polytunnels, planters and trees which would assist with screening. The proposal would therefore not create any adverse overshadowing onto these properties and would be in accordance with Policy CG4 of the Core Strategy.

#### Impact on Highways

25. Core Strategy policy P5 and S1 seek to ensure that new development proposals take account of accessibility of transport prioritising pedestrians, cyclists, 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. Major trip generating developments would need to be supported by a Transport Assessment. Core Strategy policy S1 seeks to ensure that the Council and its partners will promote road safety in the design of new development and also target expenditure on road safety to locations with the worst safety record.
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. In addition, the SPD provides guidance on highway design, Transport Assessments/Statements, Travel Plans, Infrastructure provision and the means for securing such provision.
27. The Council's Highways Engineers were consulted on the development and commented that the proposed temporary classroom provision would potentially generate negligible additional traffic and parking demand in comparison to the existing nursery school use, which should be accommodated with little additional detriment/severity to road safety and residential amenity at that location. They therefore raise no objection.

#### Land Contamination

28. Core Strategy Policy CG4.1 seeks to ensure that new development proposals affected by contamination and / or ground stability must include an assessment of the issues and potential risks. Development will only be permitted where the land is, or is made, suitable for the proposed use.
29. Due to the proposed building being a modular prefabricated structure, no foundations would be required therefore the proposal would have no impact on land contamination or land stability.

#### Impact on Playing Fields

30. Policy CG1.3 of the Core Strategy states that the Council will safeguard and enhance parks, gardens, allotments, civic spaces, cemeteries and playing fields and improve the quality and multi-functional benefits of these assets. Paragraph 97 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on.
31. The proposal would not be sited on any allocated sports facilities within the site.

#### Impact on trees/landscape features

32. 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.
33. The existing location for the proposed modular building consists of a mixture of green areas and tarmac ground, with polytunnels, planters and garden furniture. Ramps and stair access are located at various points to accommodate for the change in site levels throughout. A gabion basket retaining wall is also located opposite the proposed building to accommodate level changes within the area and to aid surface water run-off. The

perimeter of the proposed building will remain clear to allow access, maintenance, and for circulation purposes.

34. It is not considered that the proposed building would have any adverse impact existing landscape features and would not involve the loss of any trees or shrubbery in accordance with Core Strategy CG1.2.

#### Impact on Crime and Fear of Crime

35. Policy SO9 of Bolton's Core Strategy is a strategic objective and seeks to, amongst other things, reduce crime and the fear of crime, by ensuring that neighbourhoods are attractive and well designed. Policy S1 is part of the "Safe Bolton" Sustainable Community Strategy theme and states that the Council and its partners will ensure that the design of new development takes into account the need to reduce crime and the fear of crime. Policy CG4 of Bolton's Core Strategy seeks to ensure that new development protects, amongst other things, safety and security.
36. Greater Manchester Police Design for Security were consulted and advised that the installation of the modular building should not affect the existing security measures of the site. They state that the modular buildings should be of a fire-proof construction and include security-rated doors and shutters tested to LPS 1175, Security Rating 2. It should also be covered by a monitored alarm system and the sites existing CCTV.
37. The above recommendations will be imposed on this decision via an advisory note as to influence the security features on the proposed development.

#### **Conclusion**

38. It is considered that the proposed building would have limited impact onto the existing site and surrounding residents and would fully accord with the Development Plan.
39. Members are therefore recommended to approve this application.



## **Representation and Consultation Annex**

### **Representations**

**Letters:-** One letter has been received which raises the following concerns:

- \* The classroom has already been installed.

Officer's comments: This is acknowledged and has taken into consideration

- \* On the site drawing there is a dotted red rectangle for a to be confirmed "teaching centre". Concerns work has already started.

Officer's comments: This has been queried with the Applicant and they have confirmed they are indicative locations for future proposals and do not form part of this application, nor do they have planning permission.

- \* Impact the expansion of activities will have on traffic flows, safety and staff/visitor car parking.

Officer's comments: The building is not being used to accommodate an increase in pupil or staff numbers but is to be used to improve the current facilities on the site.

**Petitions:-** None received.

**Elected Members:-** None received.

### **Consultations**

Advice was sought from the following consultees: Highways; Pollution Control; United Utilities; Design for Security GMP.

### **Planning History**

Application for the creation of pond to form fishing facility under reference 11845/21 – not decided.

Under the reference 00063/17 planning permission was granted for the variation of condition 11 on 96256/16 (alterations to elevations).

Under the reference 01620/17 planning permission was granted for the variation of condition 11 on application 96256/16 (elevations amended to remove cladding parapet and scheme amended to minimise structural impact on existing building).

Under the reference 03949/18 planning permission was granted for the non-material amendment to application 96256/16 (removal of proposed pedestrian entrance gate; amendments to proposed kerb and fenceline positions within school).

Under the reference 06313/19 planning permission was granted for the erection of canopies to existing school extension and multi-use-games-area (MUGA).

**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 24th February 2028 when the

building hereby approved shall be discontinued, the building removed and land reinstated in accordance with a scheme to be approved in writing by the Local Planning Authority before the expiry of this permission. The approved scheme shall be implemented in full and retained thereafter.

Reason

The building is only temporary in nature and to comply with policy CG3 of Bolton's Core Strategy.

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

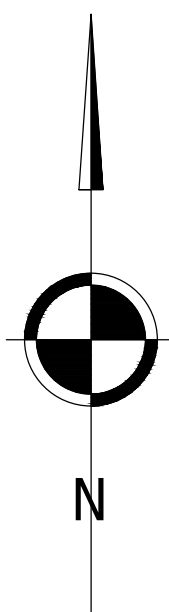
Proposed Modular Building Plans and Elevations, Drawing no. 2208-GTA-XX-XX-DR-A-1003, Revision B, Dated 26.04.22

Proposed Site Plan, Drawing no. 2208-GTA-XX-XX-DR-A-1006, Revision D, Dated 26.04.22

Reason

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





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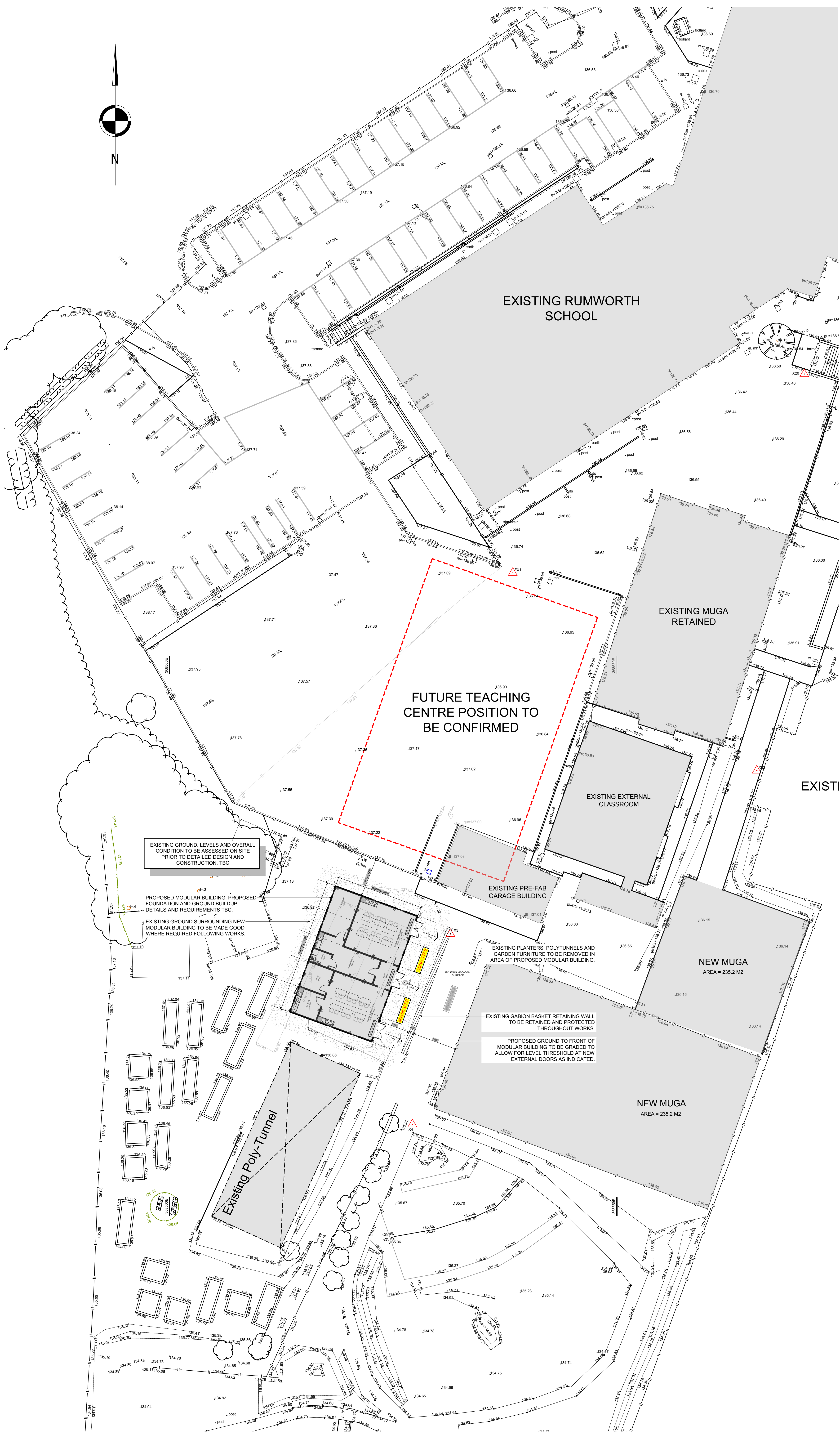
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ALL LEVELS TO BE CHECKED ON SITE.  
All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect before proceeding.

All component sizes and references to be checked prior to the ordering of materials.

Positions and designation (i.e. combined, surface water or foul) of existing drain runs on site are to be checked / confirmed by the building contractor prior to commencement of any drainage works. Any existing drains, to which additional connections are to be made, are also to be checked as necessary to ensure they are suitable to accommodate additional capacity and the type of effluent being connected.

All relevant boundary positions are to be checked prior to proceeding.



D	MUGA NOTE AMENDED FOLLOWING CLIENT COMMENTS.	JP	16.11.22
C	DESIGN AND POSITION OF MODULAR BUILDING AMENDED FOLLOWING CLIENT COMMENTS AND REVISED SPECIALISTS LAYOUT.	JP	15.11.22
B	EXISTING TOPOGRAPHICAL INFORMATION UPDATED. POSITION OF PROPOSED MODULAR BUILDING AMENDED FOLLOWING CLIENT COMMENTS.	JP	19.07.22
A	EXISTING POLY-TUNNEL LOCATION ADDED. POSITION OF PROPOSED MODULAR BUILDING AMENDED.	JP	20.06.22

Rev	Revision	Int.	Date
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Client: Rumworth School

Project: Proposed Modular Building

Location: 157 Armadale Road  
Bolton  
BL3 4TP

Good & Tillotson Chartered Architects

2 The Studios,  
318 Chorley Old Road,  
Bolton,  
BL1 4JU

Tel: 01204 497700

Email : info@goodandtillotson.co.uk  
Web: www.goodandtillotson.co.uk

g&t

Drawing Title: Proposed Site Plan

G&T Job No:	Scale:	Drawn:	Checked:	Date:
2208	1:200@A1	JP	KC	26.04.22
Drawing Purpose:	Status:	Revision:		
FOR PLANNING	-	D		

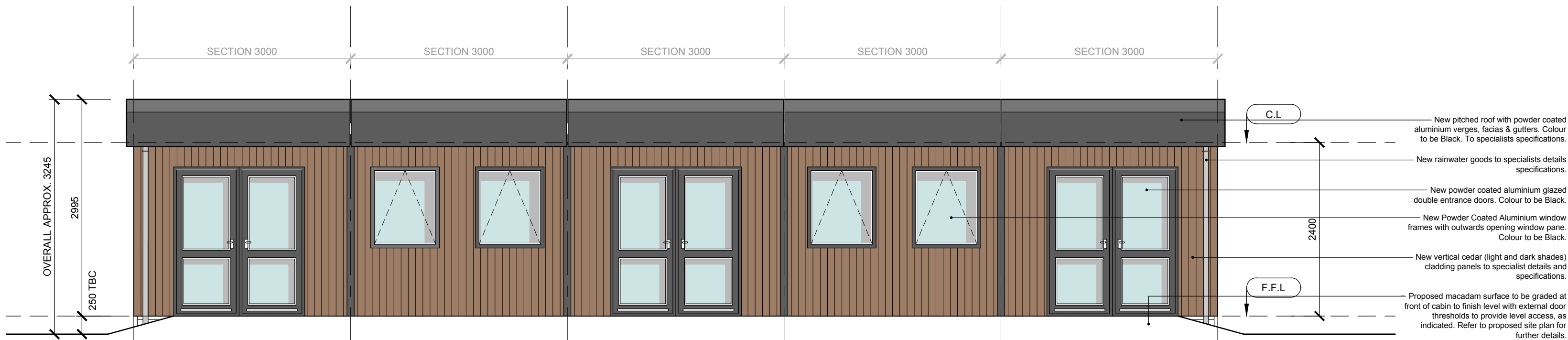
BIM Project: Origin: Zone: Level: Type: Role: Dwg No: 2208-GTA-XX-XX-DR-A-1006

PROPOSED SITE PLAN  
(Scale - 1:200 @ A1)

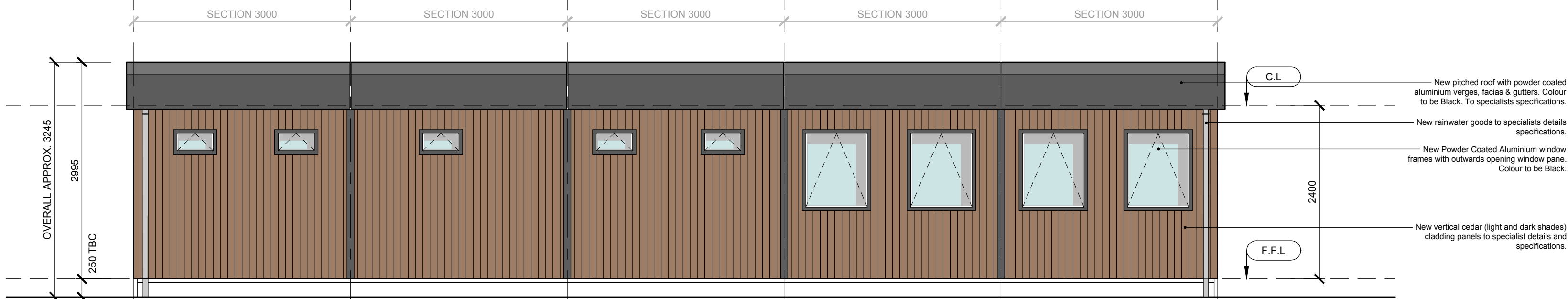




Proposed Modular Building Floor Plan  
(Scale 1:50 @ A1)

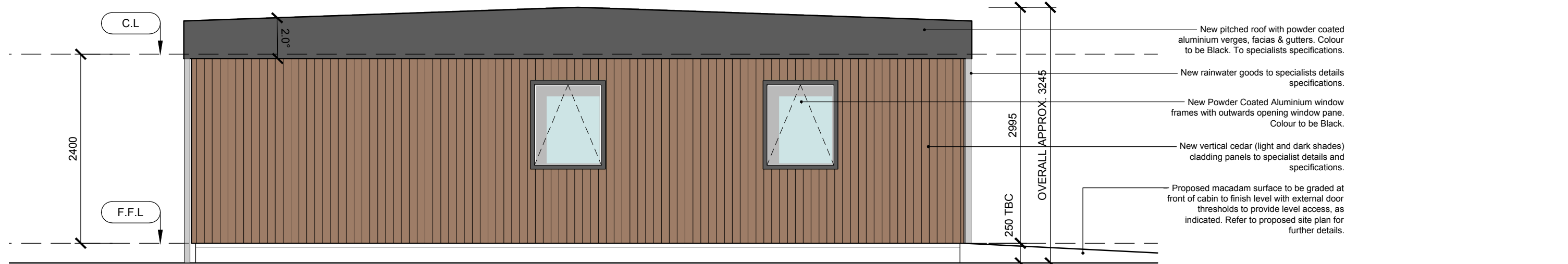


Proposed Elevation - A  
(Scale 1:50 @ A1)

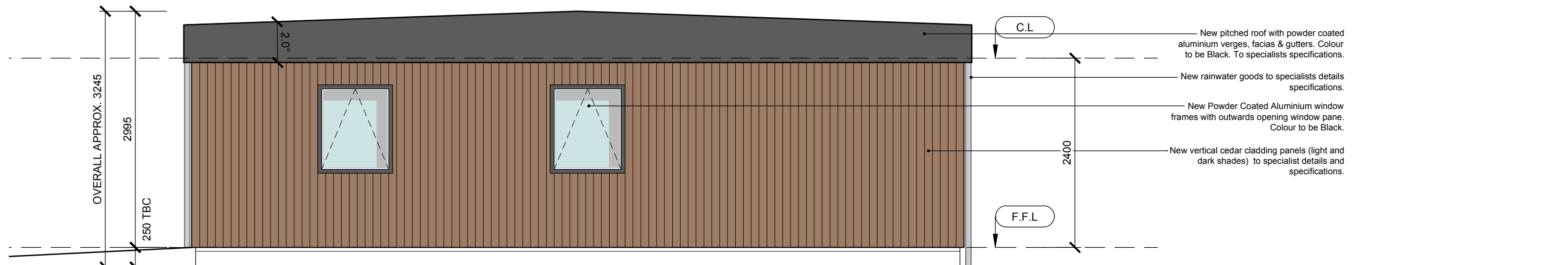


Proposed Elevation - B  
(Scale 1:50 @ A1)

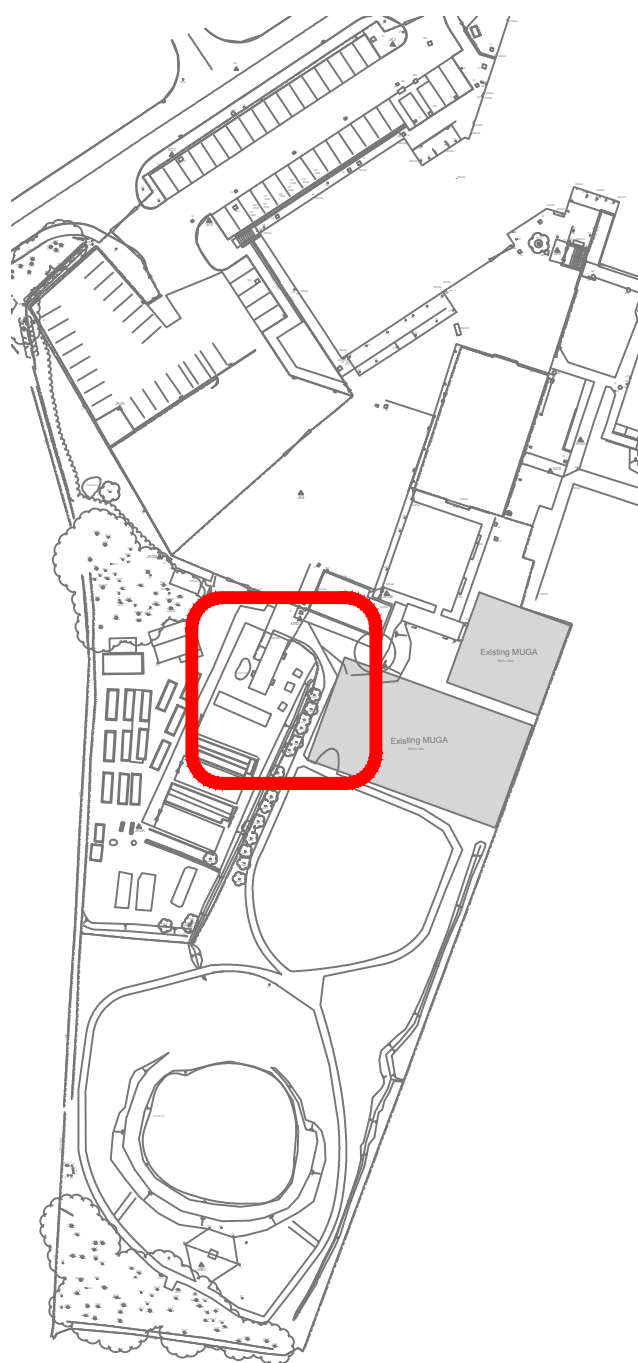
EXISTING GROUND, LEVELS AND OVERALL  
CONDITION TO BE ASSESSED ON SITE PRIOR  
TO DETAILED DESIGN AND CONSTRUCTION.  
TBC



Proposed Elevation - D  
(Scale 1:50 @ A1)



Proposed Elevation - C  
(Scale 1:50 @ A1)



Key Plan - Location of Proposed Modular  
Building  
(Scale 1:1250 @ A1)

#### MATERIALS

- DOORS** Powder coated aluminium external doors. Colour: BLACK
- WALLS** New vertical cedar cladding panels (light and dark shades) to manufacturers details and specification. Colour: LIGHT AND DARK BROWN SHADES.
- ROOF** Pitched roof with powder coated aluminium verges, facias & gutters. Colour: BLACK
- WINDOWS** uPVC external windows. Colour: BLACK

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All relevant boundary positions are to be checked prior to proceeding.

B PROPOSED PLAN AND ELEVATIONS AMENDED IN LINE WITH CLIENT'S COMMENTS. JP 15.11.22

A PROPOSED PLAN AND ELEVATIONS AMENDED IN LINE WITH CLIENT'S COMMENTS. CANOPY ADDED. JP 12.05.22

Rev Revision Int. Date

Client: Rurnworth School

Project: Proposed Modular Building

Location: 157 Armadale Road Bolton BL3 4TP

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