

PLANNING STATEMENT

15th December 2023

Retrospective planning application for the demolition of two existing storage buildings and the erection of a replacement storage building.



At: Goodman Fold Barn, Chorley Road, Blackrod, Bolton, BL6 5LG

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of James John Dickinson.



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1. INTRODUCTION

- 1.1. This statement has been prepared in support of a full planning application for the retrospective demolition of two storage buildings and the erection of a replacement storage building at Goodmans Fold Barn, Chorley Road, Blackrod, Bolton, BL6 5LG.
- 1.2. The statement provides a justification for the proposed development, working in collaboration with the Client and having due regard to relevant local and national planning policy.
- 1.3. In addition to this planning statement, the application is accompanied by the following documents:
 - Existing and proposed site, location, floor, layout and elevations plans
 - Structural report of previously demolished building
 - Supporting photos of the previous buildings
 - Ecological appraisal with biodiversity net gain calculations
 - Landscaping scheme and Landscape and Visual Impact Assessment
 - Biodiversity Metric
 - Coal Mining Report
 - Drainage Statement and Drainage Plan

2. THE SITE

- 2.1. The site is located within the Horwich and Blackrod ward in Bolton and can be accessed via Chorley Road (A6) down a private access road. The site is not within a Conservation Area and is not near any listed buildings. It is located within the Green Belt.

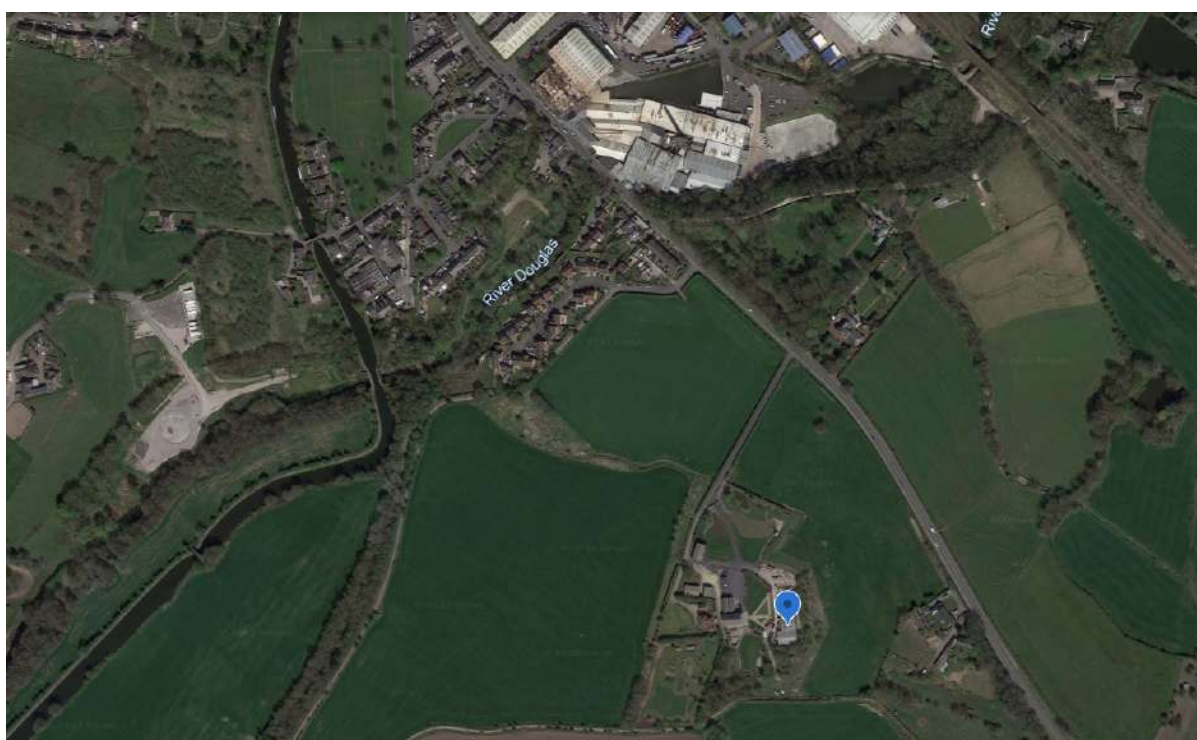


Figure 1 (Blue marker indicates application site)

- 2.2. The storage building sits to the east of the residential dwelling known as Goodman Fold Barn. This is the applicant's family home where he lives with his wife and children. Immediately to the west of the site is a further residential dwelling and approximately 90 metres to the east of the site is another residential dwelling known as Crown Nest Barn.
- 2.3. The existing storage building sits on a similar footprint to the previous two storage buildings. The site also includes the access track, yard and ponds.

- 2.4. The previous use of the buildings that were replaced were storage of vehicles, containers, domestic paraphernalia, machinery and implements, with a workshop area and a storage container containing an office. The current use of the replacement building is consistent with the previous use. Below are images of the previous structures and the surrounding area:



Figure 2 (View of the front of the now demolished storage buildings)



Figure 3 (View of the side of the now demolished storage buildings)

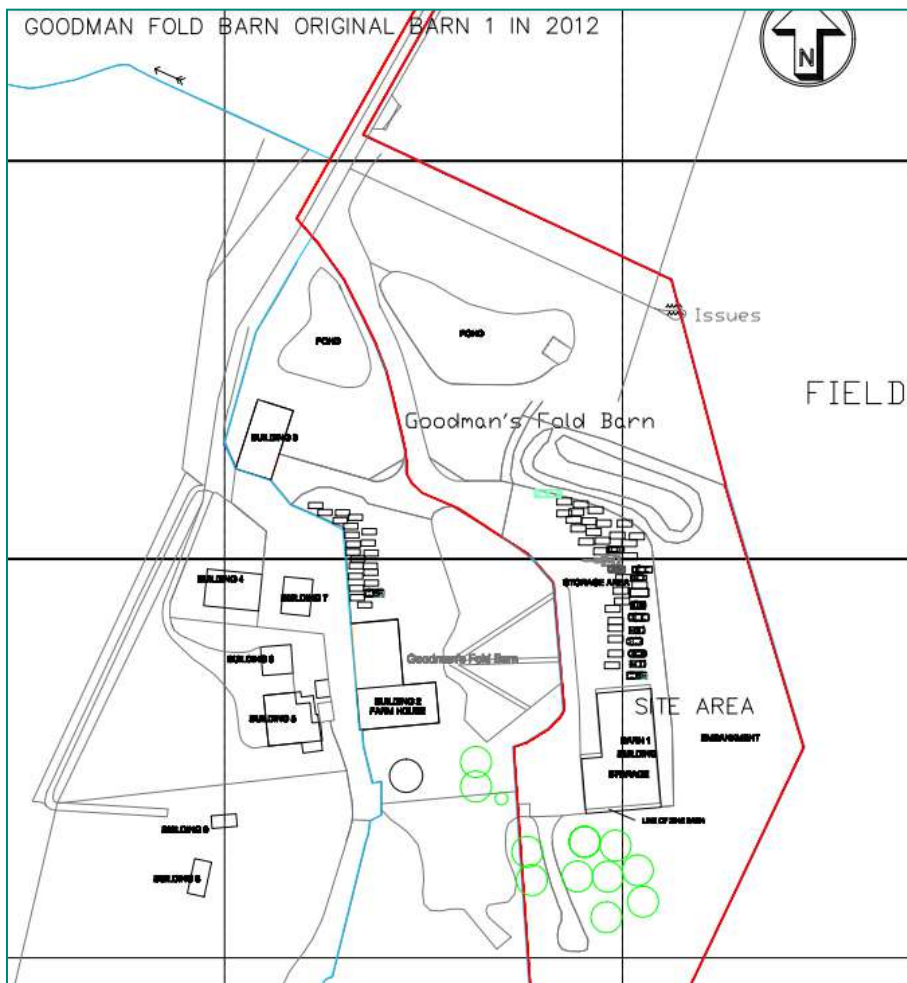


Figure 4 (Extract of the existing site plan showing previous buildings and external storage)

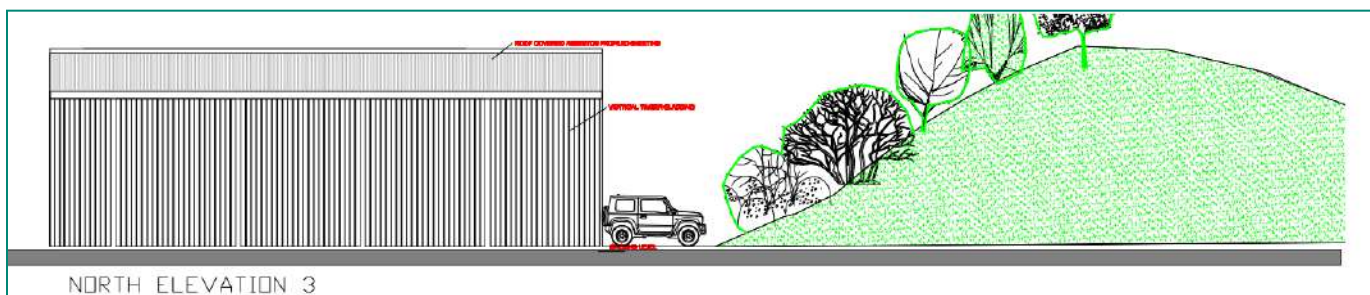


Figure 5 (Extract of north elevation of previous buildings)

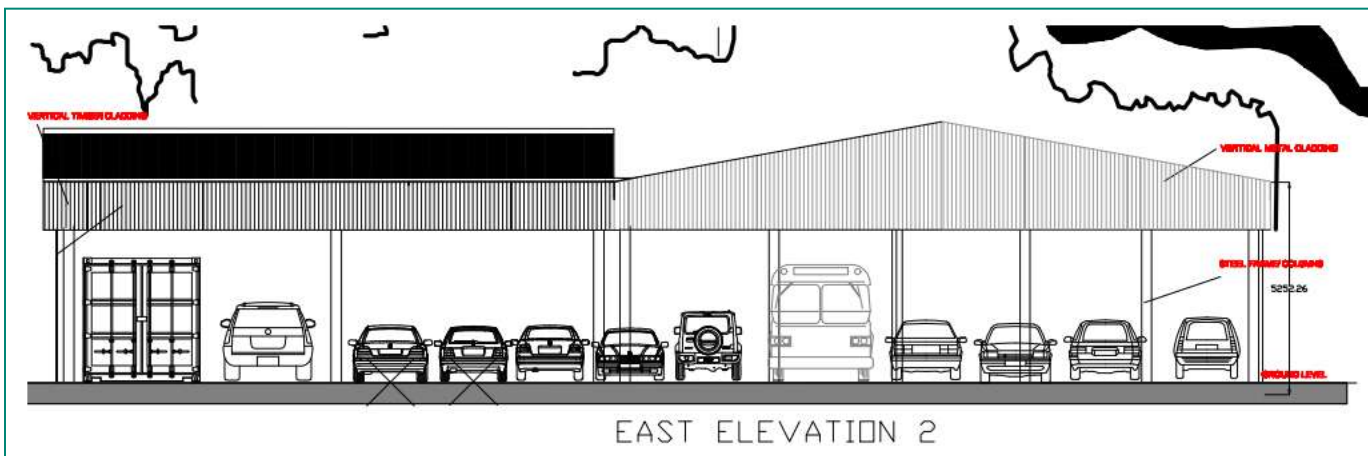


Figure 6 (Extract of east elevation of previous buildings)

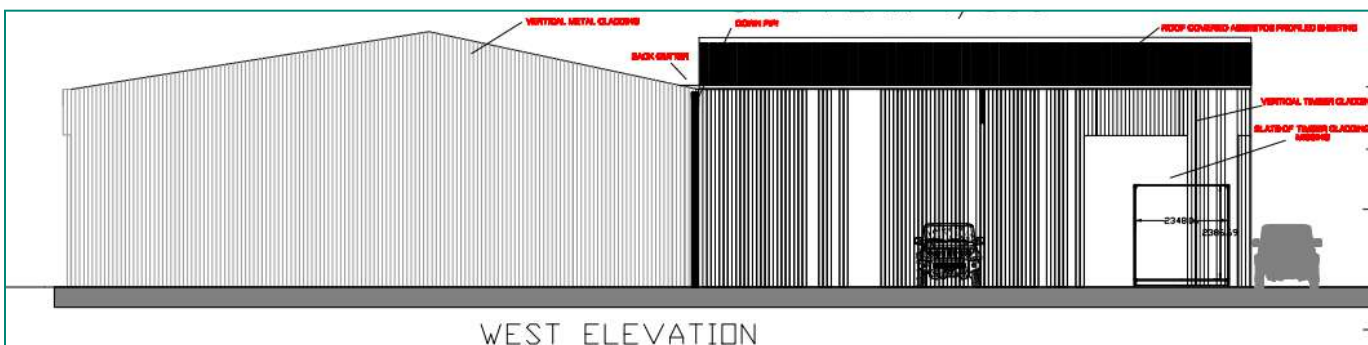


Figure 7 (Extract of west elevation of previous buildings)

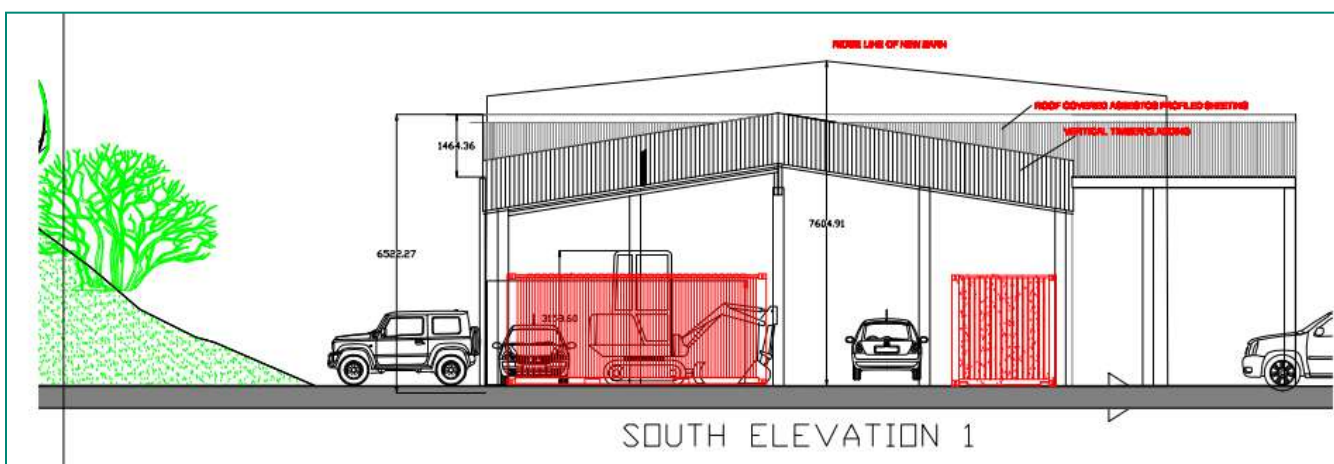


Figure 8 (Extract of south elevation of previous buildings)

3. THE PROPOSAL & BACKGROUND

- 3.1. The proposal consists of the demolition of two storage buildings and the erection of a replacement storage building. A brief site history detailing the use of the previous buildings, yard and existing building is as follows:
- 2007 - The Applicant purchased the site
 - 2010 - Part of the previous buildings was demolished, leaving the two adjoining buildings standing (up until 2022)
 - 2011 - 2023 - The site has been used by the applicant for storage during this period
 - 2021 - 2023 - Work commenced on preparing the site for demolition, demolishing the previous two buildings, and straight after demolition, the ground works commenced for the replacement building, which was then constructed straight after. The demolition and construction work were undertaken seamlessly as one building operation/project.
- 3.2. During the demolition and construction phases, the yard to the front of the building continued to be used for the purposes of storage.
- 3.3. Previous and existing buildings were/are constructed using materials frequently seen in rural buildings on farm yards and rural sites. The new building is steel portal framed, clad in and under green box profile sheets. The roller shutter doors are green. The building blends in with the surrounding landscape bunds better than the previous buildings, which as shown in the photos contained a variety of containers and storage parts that appeared un-sightly when looking in on the site. Many agricultural style buildings such as the one constructed on site have been converted over recent years via class Q and class R changes of use (these processes are not applicable here) and have features similar to those on the current building, in terms of materials and design. They were considered to appropriate design.

- 3.4. The new building replaces the previous buildings as one building operation, to provide a safer alternative (the applicant has children who can access the site), tidy up the site and reduce the visual impact of both buildings and surrounding outside storage area. The building is also required for the storage of vehicles that the applicant owns. Due to the age and value of the vehicles, they were required to be stored in a temperature and environment controlled area, which was either a protective bubble or covering in the previous buildings. Below are photographic images from the previous buildings that show the applicants vehicles in protective bubbles and coverings.



(Figure 10: Photograph of a vehicle in the opened protective bubble and in between two protective bubbles)



(Figure 11: Photograph of a vehicle with protective coverings for vehicles at the back of the photo)

- 3.5. Unfortunately, the Property Manager in charge of the building works at that time did not advise the applicant that planning permission was required to demolish the buildings and erect the replacement building. Their immediate concern was to get rid of the unsafe structures (see submitted structural report). This was immediately followed by the erection of the replacement building due to the applicant requiring the space for the storage of cars, motorcycles, boats, trailers, tractors, jet ski, other vehicles and a workshop and office space, all consistent with the use of the previous buildings and use of the site.
- 3.6. The existing building provides storage for the aforementioned objects (without the need for unsightly bubbles and covers), not only ensuring their safety but also contributing to the overall tidiness of the site. This significantly diminishes visual clutter, upholding the site's aesthetics and functionality.

3.7. The approximate measurements of the structures are as follows:

Previous Buildings:

- Height: 6.6 metres
- Eaves: 4.6 metres
- Length: 29 metres
- Total width: 19 metres
- Volume: 2755 cubic metres

Replacement Building:

- Height: 7.5 metres
- Eaves: 4.6 metres
- Length: 30 metres
- Total width: 15 metres
- Volume: 3360 cubic metres

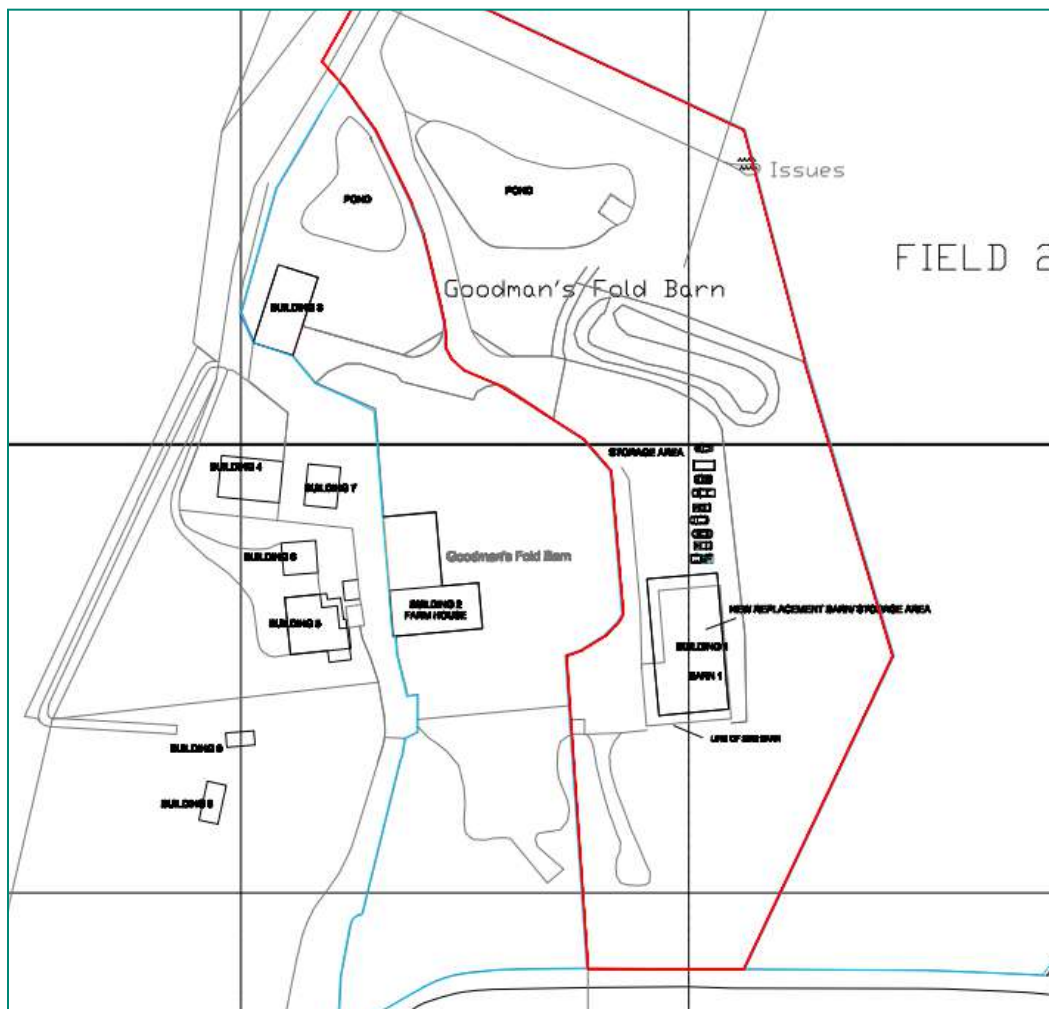


Figure 12 (Extract of proposed Site Plan showing existing building)

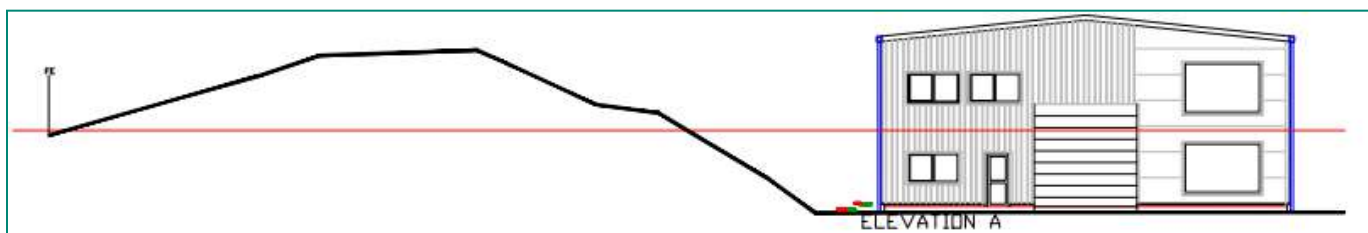


Figure 13 (Extract of front elevation of existing building with the existing adjoining landscaping bund)



Figure 14 (Extract of side elevation of existing building)

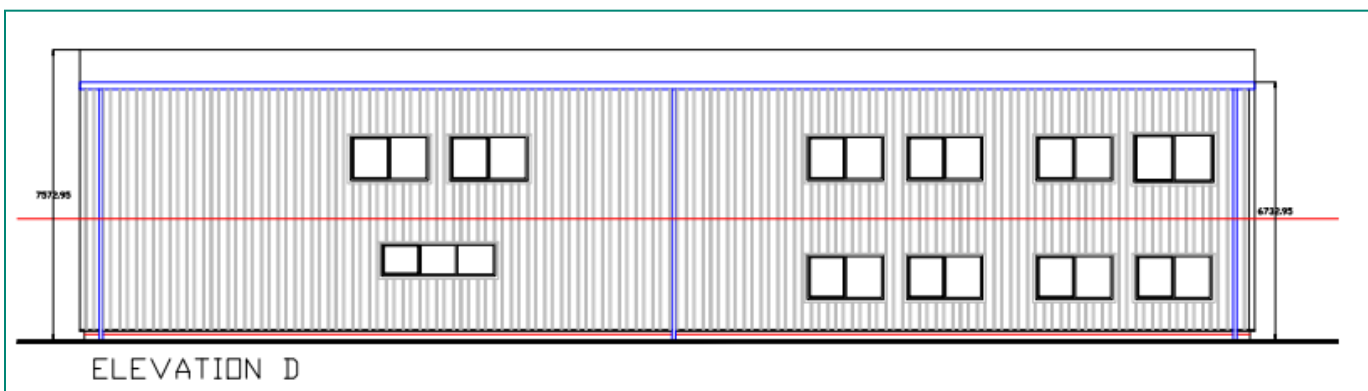


Figure 15 (Extract of side elevation of existing building)

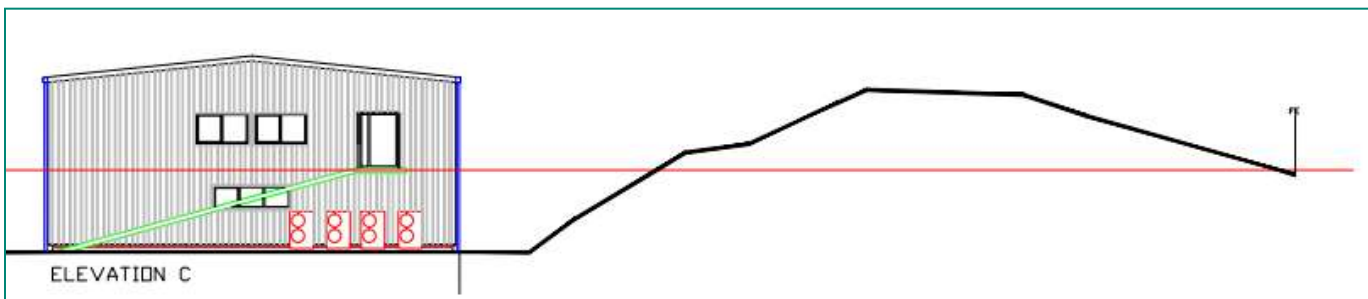


Figure 16 (Extract of rear elevation of existing building adjoining the landscaping)

4. PLANNING POLICY CONTEXT

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Bolton Core Strategy (Adopted 2nd March 2011)
- 4.2. The National Planning Policy Framework (“the Framework”) sets out the Government’s planning policies for England and how these should be applied. The NPPF is a material consideration in planning decisions and at the heart of the Framework is a presumption in favour of sustainable development. Also, it states that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 6).
- 4.3. The development plan for the area currently comprises the Bolton Core Strategy (Adopted 2nd March 2011)
- 4.4. Bolton Core Strategy

The following policies are relevant to the application:

CG1 Cleaner and Greener

CG2 Sustainable Design and Construction

CG3 The Built Environment

CG4 Compatible Uses

0A1 Horwich and Blackrod

Supplementary Documents

SPD General Design Principles

The National Planning Policy Framework (2023)

- 1.1. Paragraph 38 states that *‘Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of*

planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'

- 1.2. Paragraph 55 states '*Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations'*
- 1.3. Paragraph 149 of the National Planning Policy Framework states '*A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:... the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces'*

5. ASSESSMENT

- 5.1. The land in question previously accommodated buildings used for storage use, serving the same purpose as the current building. Please see below a series of Google Satellite / drone images depicting the site from 2009 to 2023.



Figure 17 (Drone footage image 2023 with existing storage building)



Figure 18 (Google Earth satellite image 2021 with previous storage building and external storage)



Figure 19 (Google Earth satellite image 2020 with previous storage building and external storage)



Figure 20 (Google Earth satellite image 2015 with previous storage building and external storage)



Figure 21 (Google Earth satellite image 2013 with previous storage building and external storage)



Figure 22 (Google Earth satellite image 2009 with previous storage building and external storage)

5.2. In light of the photographic and plans provided, it is evident that the existing storage building and external storage, which has been erected in place of the previously demolished structures, marks a reduction in footprint and a vast improvement in the visual impact. Please refer to the detailed landscape and visual impact assessment for further details. The height and floor area of the existing building is similar to that of the old storage buildings it replaces. The replacement building offers approximately 22% additional volume compared to the buildings it replaced. The headline figures are shown in the table below.

	Previous	Replacement
Building footprint	484.90m ²	491.8m ²
Building floor area	482.6m ²	780m ²

Building volume	2755 m3	3360m3
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- 5.3. Paragraph 149 of the National Planning Policy Framework deals with Green Belt proposals and the following policy is also consistent with local Green Belt policy..

‘A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:... the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces’.

The proposal clearly complies with this exception. A 22% additional volume is within the range accepted as not materially larger in applications and appeal decisions decided under this Green Belt exception in Bolton. No additional hardstanding has been created as seen in the submitted plans and the use is consistent with the established use of the site. Accordingly, the proposal complies with Green Belt policy.

- 5.4. The intent behind this retrospective application was to replace ageing storage buildings, which had structural issues as indicated in the accompanying structural report, including corrosion and inadequate bracing. The report concluded that the existing buildings were not suitable for conversion due to the extent of required repairs and recommended demolishing and reconstructing a new, compliant structure for safety and longevity.
- 5.5. Therefore, the applicants decided to replace the building with a similar sized building, creating a safe and more sustainable asset that is aesthetically pleasing within the locality. Further landscaping proposals are submitted to further improve views from key visual receptor points.
- 5.6. Policy CG3 of the Bolton Core Strategy states that proposals must... *‘Conserve and enhance local distinctiveness, ensuring development has regard to the overall built character and landscape quality of the area’.*
- 5.7. The supplementary design principle guide for Bolton states that.. *‘Buildings that are well-designed contribute to the quality of the street scene and provide good living, working and social environments for their occupiers and the community within which they*

are located. The Council welcomes proposals for contemporary buildings which are of their age as long as they respect the streets and spaces within which they sit’.

- 5.8. The removal of the previous buildings the erection of the existing building on site, smartens and tidies up the site from what it was and reduces the massing to a single building, whilst creating a well screened, landscaped development that overall reduces the visual impact on the Green Belt and does not impact on the five purposes of including land within the Green Belt. Its design is therefore compliant with the LPA’s design policies.
- 5.9. The replacement storage building is surrounded by preexisting landscaped bunds with abundant vegetation and trees. This natural screening serves to subtly conceal the storage unit ensuring that it does not conflict with the landscape. As a result, the building’s visual impact on the green belt is minimised, preserving the scenic qualities and rural character of the surrounding area. Further, as described in the landscaping section below, a landscaping plan and schedule are submitted to further improve the ecological and landscape value of the site. This is evidenced by a significant biodiversity net gain calculation of 29.88 % produced by the ecologist.

6. DRAINAGE

- 6.1. All top water drains for the replacement building follow the previous drainage system. There is no additional hardstanding within the site area. In conclusion, the proposal does not present additional surface water run off compared to what it replaces.
- 6.2. A drainage strategy and a drainage plan have been submitted as part of the application.

7. HIGHWAYS

- 7.1. No additional or changes in vehicular movements have been created by the replacement building. There are no changes to the use of the site. A large area of hardstanding to the front of the building has been used for storage since at least 2012. The future proposal is to use this area for parking, storage and manoeuvring. Accordingly, there will be no adverse impacts on highway safety within the site or in the wider highways network.

8. LANDSCAPING & ECOLOGY

- 8.1. Policy CG3 of the Bolton Core Strategy states that proposals must... *'Maintain and respect the landscape character of the surrounding countryside and its distinctiveness. Any soft landscaping and landscape enhancement schemes should enhance biodiversity and be compatible with the nearby landscape character types identified by the Landscape Character Assessment.'*
- 8.2. A landscaping plan and schedule details the new plantings proposed as part of the submissions. The landscaping plan proposes to plant 95 trees / hedges which will aid in softening the visual impact of the building and it will overall contribute positively to the overall appearance of the site. It is anticipated that the LPA will condition the landscaping so this is undertaken within the first available planting season.
- 8.3. An ecological appraisal has been commissioned. Bird and bat boxes have been recommended and a biodiversity net gain calculation undertaken. A net gain of 29.88% is to be achieved through new plantings and ecological enhancements.

9. TREES

- 9.1. The replacement building was positioned on a similar footprint to the previous buildings, on site, away from the closest trees on the mound. As a result, it is not thought to have a greater impact on trees.

10. ENERGY

- 10.1. Policy CG1 states that development proposals must... *'Work towards minimising energy requirements, improving energy efficiency, lessening the reliance on fossil fuel-based energy and reducing carbon dioxide (CO2) emissions.'*
- 10.2. No solar panels were installed on the previous buildings, however all electricity used by the building is to be generated through sustainable solar panels with electricity stored in batteries located on site. These will ensure that electricity can be stored when electricity is not required, ready for use when it is.
- 10.3. **CONCLUSION**

- 10.4. Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the development plan,

‘The determination must be made in accordance with the plans unless material considerations dictate otherwise.’

- 10.5. The proposed development complies with relevant development plan policies, as well as the Framework. It meets one of the exceptions to inappropriate development in the Green Belt whilst offering visual, ecological and environmental enhancements exceeding that of the previous buildings on site. There are also no known impacts on highways, trees or drainage. There being no material considerations which would dictate otherwise, we respectfully request that planning permission be granted.

Produced and signed by: Lewis Berry BSc (Hons)

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