

19 March 2014

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 25TH MARCH 2014

I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following reports that were unavailable when the agenda was printed.

Agenda No Item

- a) 14/00132/FUL - Land 35m north-east of Rose Cottage, White Coppice, Heapey
(Pages 63 - 68)

Proposal

Retrospective application for the removal of part of the dam wall at Heapey Reservoir No. 8

Recommendation

Permit Full Planning Permission

- e) 13/01132/REMAJ - Group 1, Euxton Lane, Euxton (Pages 69 - 82)

Proposal

Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for the erection of 94 no 2, 3 and 4 bedroom, 2 storey residential dwellings, together with associated access roads, driveways, garages, private garden areas and means of enclosure. Includes for the provision of 14 no. affordable dwellings within the above.

Recommendation

Approve Reserved Matters

Yours sincerely



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Chief Executive

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Item 4a	14/00132/FUL
Case Officer	Mr Ian Heywood
Ward	Pennine
Proposal	Retrospective application for the removal of part of the dam wall at Heapey Reservoir No. 8
Location	Land 35M North-East Of Rose Cottage White Coppice Heapey
Applicant	White Coppice Cricket Club

Consultation expiry: 28 March 2014

Application expiry: 2 April 2014

Proposal

1. Retrospective application for the removal of part of the dam wall at Heapey Reservoir No. 8.

Site Description and history

2. The site incorporates the remains of Heapey Reservoir No.8 which is situated immediately to the north east of White Coppice Conservation Area. White Coppice Cricket Club, the management committee of which being the current applicant, is itself situated at the north eastern extremity of the conservation area and the club owns a substantial section of the southern half of the eastern section of the dam wall to the former reservoir.
3. The hamlet of White Coppice itself sits to the south west of the site and to all other directions open countryside is to be found, the former reservoir itself being within the Goit Mire Biological Heritage Site. The application site is within the Chorley Council defined area of open countryside.
4. The site is adjacent to a number of public footpaths.
5. This former reservoir was constructed around 150 years ago, in part, as a cascade that originally provided a mill dam for the supply of water power to White Coppice Mill. The mill was largely the raison d'être for the settlement at White Coppice and was demolished in the 1960s. Since the closure and demolition of the mill this series of reservoirs has been utilised by anglers. Anecdotal evidence suggests that no.8 was previously used as a hatchery by Wigan District Angling Association.
6. The reservoir itself was drained in February 2011 by its former owners, Wigan District Angling Association prior to the land formerly occupied by the reservoir being sold the current owner of Rose Cottage, White Coppice, Mr David Lomas in October 2012. This property is immediately adjacent to the former reservoir and to White Coppice Cricket Club.
7. The reservoir was drained by Wigan District Angling Association following an inspection by a suitably qualified engineer in 2009 and a subsequent report in 2011. This report made a number of recommendations, amongst these was the decommissioning of the reservoir, which is achieved by draining it and permanently opening the outflow gate valve.
8. The current owner, Mr David Lomas, acquired the land upon which the former reservoir was located in October 2012. He was passed copies of the engineer's report commissioned by Wigan and District Angling Association and based upon the suggested actions contained therein took it upon himself to remove part of the dam wall to the former reservoir.
9. A certificate of discontinuance for the reservoir was issued on 31 March 2013 and the discontinuance has been further confirmed by the Environment Agency.
10. Mr Lomas was misinformed by the consulting reservoirs engineer who advised him that removal of part of the dam wall did not require planning permission. A section of the dam wall was removed by contractors acting on behalf of both Mr Lomas and White Coppice Cricket Club, the joint owner of the dam wall, in late 2012/early 2013. The removed material was distributed across the site by the contractor – i.e.it was not removed from the site. At the same time Mr Lomas created a parking area/hardstanding on land that had previously been part of

the area covered by the dam wall. This action was considered by the Council to constitute an engineering operation that requires the benefit of planning permission.

11. Enforcement action by Chorley Council ensued in 2013 with the result that Mr Lomas submitted a retrospective application for planning permission in October 2013. Unfortunately this application was subsequently found to be invalid because of a misunderstanding on the part of the applicant as to the extent of his legal title – he mistakenly believed that he was the legal owner of the whole of the dam wall, where in fact the structure is partly owned by White Coppice Cricket Club, partly owned by Mr Lomas and a third part is currently unregistered.
12. As a result that application, 13/01015/FUL, was withdrawn on the understanding that a new application was made and that the correct ownership certificates were signed and the appropriate notices served. So far only White Coppice Cricket Club has submitted a valid application, which is the subject under consideration here. Mr Lomas has made an application, however at the present time this is invalid.
13. The now empty reservoir has, since February 2011, developed new vegetation and a whole new series of ecosystems. Water still drains through the area and outflows at the original outflow pipe at the western end of the dam wall where an approximately 800mm pipe connects it to reservoir no.7, situated further 'downstream' within White Coppice Village.

Recommendation

14. It is recommended that a committee site visit is undertaken to consider the individual circumstances of this site.

Main Issues

15. The main issues for consideration in respect of this planning application are:
 - The visual appearance of the area and the impact upon the character of the White Coppice Conservation Area.
 - Ecology
 - Flood Risk
 - Traffic and Transport

Representations

16. A petition with 19 signatures and a further 67 letters of objection have been received. These cite four reasons for objection in the following numbers. Harm to the visual amenity - 77, harm to ecology/wildlife – 15, Increased incidence of flooding – 8 and increased traffic hazard – 1. One letter of support has been received stating that the site of the former reservoir now contains a wider variety of ecology than was previously the case.

Response to objections

17. As can be seen the vast majority of objections concern the harm that has allegedly been caused to the visual amenity of the area. It is important to note at this stage that this application does not concern the removal of the water from and the subsequent decommissioning of the reservoir. Removal of water from a reservoir, whilst it can have a significant effect upon the appearance of an area, does not require planning permission.
18. It is considered that in this case the significant change to the appearance of the area has been brought about by the draining of the water from the now former reservoir. Whilst the removal of part of the dam wall has had some impact, it is considered that the views across that site that this has opened up are equally attractive, possibly more attractive than that which was previously the case, particularly when viewed from White Coppice Cricket Club. A significant number of visits using the public footpaths in the area originate from the cricket club car park, where visitors often frequent the café at the club house. From this location the removal of part of the dam wall has opened up views to open countryside beyond the former reservoir. As stated previously the removal of the water from the reservoir does not form part of this application and therefore should form no part of the consideration here. The only area for consideration is the impact of the removal of part of the dam wall to the former reservoir upon the appearance of the area. That being the case it is considered that the works which form the basis of this application have not materially harmed the character of the area.
19. The replacement of rusting steel railings by a typical agricultural stock-proof fence is considered to be entirely appropriate in this rural setting.
20. In terms of harm to ecology/wildlife no firm opinion is expressed by Lancashire County Ecologists as no evidence was supplied with the application upon which their opinion could be

based. Without this they can only offer conjectural opinions. The applicant has been asked to supply an ecological report to rectify this. Observational evidence from site visits suggests that the removal of part of the dam wall has had little impact upon the ecology that may have been present within the dam wall. The most obvious change to ecology has occurred after the draining of the reservoir and is consequently not under consideration here.

21. The material removed from the dam wall has been distributed over the land immediately adjacent to the cricket pitch, not into the former reservoir.
22. The Environment Agency confirms that the works have not increased the likelihood of flooding in the area. This opinion is confirmed by a lack of any flooding in the area despite the incidence of the highest ever recorded rainfall during recent winter months.
23. The concern for increased traffic hazard arises from the alleged installation of a new gate at the end of the single access track to the properties at the eastern end of White Coppice. This assertion is inaccurate as the gate has been in situ for a number of years and has not in fact been recently erected. This is a private, unadopted road that only serves the properties in this part of White Coppice. It is not considered to create any highways hazard.

Consultations

24. **Heapey Parish Council** objects on the basis of the harm caused to the visual amenity of the area.
25. **County Councillor Kim Snape** objects to the application on the grounds of the harm to the visual amenity of the area, harm to wildlife, increased chance of flooding and harm to the setting of White Coppice Cricket Club.
26. **Lancashire County Council (Ecology)** neither objects to nor supports the application. They have not undertaken a site visit and offer no clear opinion on the possible impact of the works upon the ecology that may have formerly been supported by the dam wall. In the absence of any ecological information appertaining to the period before the dam wall was removed it is only possible to guess at any implications that the works have had.
27. **The Environment Agency** raises no objection to the application. It reaffirms the view it previously stated under the now withdrawn application – 13/01015/FUL that the works do not increase the likelihood of flooding.
28. **Lancashire County Council (Lead Flood Authority)** – No comments have been received.

Assessment

Visual Appearance of the Area – Character of White Coppice Conservation Area

29. As stated above it is considered that the removal of part of the dam wall to the former reservoir has had no material impact on the character of the area. Whilst the works have undoubtedly changed the appearance of the area it is considered that the overall character of the area, post draining of the reservoir, has not changed. Views from within the conservation area across the site formerly looked at a green dam wall with rusting steel railings running across the top to trees and open countryside beyond. Views to the south from the northern side of the dam wall were limited to some extent by the dam wall, however as the footpaths in the area are situated on an elevated embankment it was still possible to see the cricket club and the village beyond to some extent.
30. The views now are unrestricted across the whole of the area and to a certain extent these have been improved as a consequence. The principal change to views within this area took place with the draining of the reservoir, not with the subsequent removal of part of the dam wall.
31. White Coppice Conservation Area is a designated heritage asset as defined by Annex 2 to the Framework (National Planning Policy Framework). The site is located immediately to the north east of the conservation area boundary. Nevertheless part of the character of any conservation area can be derived by views not only within but also out with that area. In this case it is considered that the views out with the conservation area across the site have not changed sufficiently to materially affect the character or significance of the White Coppice Conservation Area. As stated previously the most significant change occurred with the draining of the reservoir, however even that change (which is not under consideration here) is considered to be not significant enough to materially affect the character or significance of the White Coppice Conservation Area.

Ecology

32. There is no evidence to suggest that the action of removing part of the dam wall to the former reservoir has had any material impact upon the ecology present in the area. As with the visual appearance of the area changes to the ecology took place with the draining of the reservoir. Anecdotal evidence suggests that this action served to increase biodiversity. For the avoidance of doubt the Council has asked the applicant to commission an independent ecology report on both the area where the dam wall has been removed and the area where the dam wall is still extant and to make an assessment of the possible change in ecology, if any, that has resulted from the removal of part of the dam wall. As the application has been made retrospectively it is impossible to make a definitive assessment.

33.

Flood Risk

34. The Environment Agency confirms that they have no objection to the works. Lancashire County Council Lead Flood Authority has made no comments.

Traffic and Transport

35. It is considered that the development has made no material difference to highways safety.

Overall Conclusion

36. It is considered that the works have not materially altered the essential character of the area. As such the application is recommended for approval.

Planning Policies

National Planning Policy Framework (The Framework): Section 12

Adopted Chorley Borough Local Plan Review 2003: Policies HT7 and HT8

Emerging Chorley Local Plan 2012 - 2026: Policy BNE8

Adopted Central Lancashire Joint Core Strategy: Policy 16

Planning History

13/01015/FUL Rose Cottage, White Coppice, Heapey, PR6 9DE

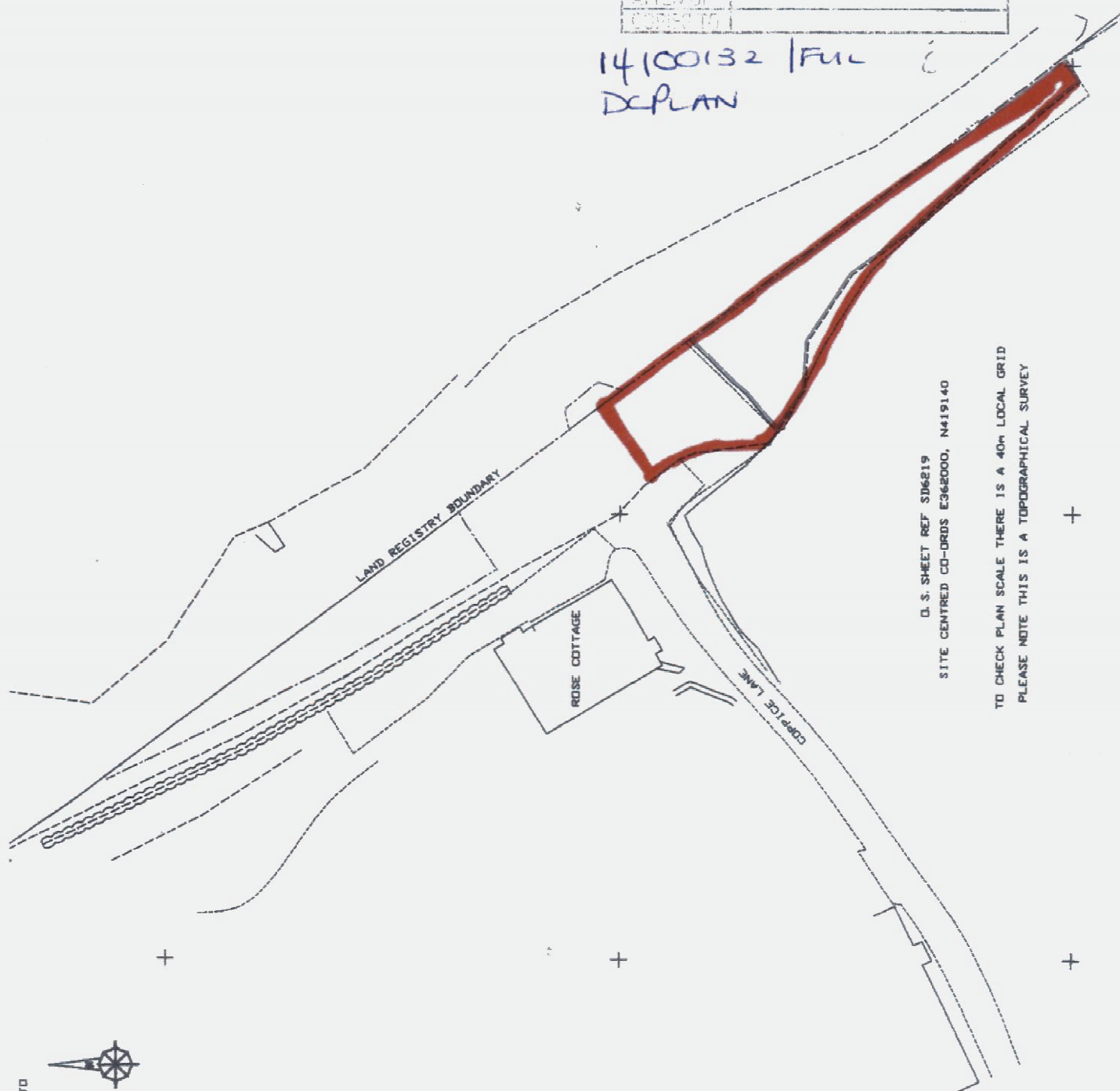
Retrospective application for the removal of the dam wall and embankment to Heapey no. 8 reservoir and the extension of the existing parking area adjacent to Rose Cottage in the area formerly occupied by the dam wall and embankment.

Application Withdrawn 27 November 2013.

Recommendation: Permit Full Planning Permission

CHORLEY COUNCIL	
DEVELOPMENT CONTROL	
REC'D	- 5 FEB 2014
FILE	
DATE	
ATTEN OF	
CORRESP TO	

14100132 / Full
DC PLAN



D. S. SHEET REF SD6219
 SITE CENTRED CO-ORDS E368000, N419140

TO CHECK PLAN SCALE THERE IS A 40m LOCAL GRID
 PLEASE NOTE THIS IS A TOPOGRAPHICAL SURVEY

PLAN REFERRED TO



MR DAVID LOMAS
 ROSE COTTAGE
 COPPLE LANE
 WHITE COPPICE
 CHORLEY
 LANCASHIRE
 PR6 9DB

APRIL 2013
 SCALE 1/500

CHRIS HEATON SURVEYS
 TEL 01257 271090
 info@wemap.com

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Item 4e **13/01132/REMAJ**

Case Officer **Adele Hayes**

Ward **Astley And Buckshaw**

Proposal **Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for the erection of 94 no. 2, 3 and 4 bedroom, 2 storey residential dwellings, together with associated access roads, driveways, garages, private garden areas and means of enclosure. Includes for the provision of 14 no. affordable dwellings within the above.**

Location **Group 1 Euxton Lane Euxton**

Applicant **Redrow Home Lancashire Division**

Consultation expiry: **13 March 2014**

Application expiry: **24 March 2014**

Proposal

1. The Group One site is located to the west of Central Avenue and covers an area of 54.34 hectares. It is located to the south west of Buckshaw Village and forms part of the former Royal Ordnance site. It is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council with the larger part of the site within the boundary of Chorley.
2. Outline planning permission was granted in December 2009 for the redevelopment of the Group One site for mixed use development comprising housing and commercial uses and associated landscape treatment and highway works (08/00910/OUTMAJ). Permission was granted subject to a number of conditions and obligations contained within a Section 106 Agreement.
3. Two further Section 73 applications (11/00403/OUTMAJ and 13/00126/OUTMAJ) to vary condition 29 (access on the A49) of the outline planning permission and to remove the requirement for the dwellings to achieve Code Level 6 were approved on 27th July 2011 and 17 July 2013 respectively.
4. Infrastructure has been constructed to deliver serviced land which is solely accessed from a new junction onto the A49. This has enabled the sale of land across plots H3, H4 and H5 at the north western sector of Group One. Reserved matters approval has been given for these plots and housing development is underway. The balance of the development land falls in the administrative area of Chorley.
5. This land has been remediated but not serviced. To achieve development there is a need for significant investment in infrastructure, including the construction of a new access onto Central Avenue.
6. BAE Systems gained consent last year to vary the affordable housing obligations contained in the original Section 106 Agreement dated 22 December 2009 in so far as they relate to the part of the Group 1 site within Chorley Borough Council's administrative area.
7. The amendments effectively reduce the affordable housing provision from 20 per cent to 15 per cent across the land in Chorley and for all of the affordable housing units provided to be in the form of social rented housing.

8. All of the other obligations within the original Agreement were not affected by this application.
9. This application relates to parcel H1a (ii) and seeks reserved matters consent for the erection of 94 dwellings and associated works (pursuant to outline permission reference 13/00126OUT). The scheme includes for the provision of 14no. affordable dwellings.

Recommendation

10. It is recommended that this application is approved subject to satisfactory amended plans being received prior to Committee. This will be reported on the addendum.

Main Issues

11. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Design and layout
 - Impact on the neighbours
 - Traffic and transport
 - Contamination
 - Drainage and sewers

Representations

12. No representations have been received.

Consultations

13. **The Architectural Design and Crime Reduction Advisor** – Raise no objections and comment that the development should be built to ‘Secured By Design Standards’. In particular Part 2 of ‘Secured By Design’ - physical security should be incorporated into the scheme. The submitted plans indicate a 1.8m close boarded fencing arrangement for rear boundary security of individual dwellings which is supported. It is recommended that the visitor and resident parking arrangements around plots 50-53 are lit with British Standard 5489 lighting columns and a low level boundary treatment introduced e.g. 1m railing arrangement to the rear of spaces 54-61 to provide a clear demarcation between public and private space. It is also recommended that the new cycle path is lit with British Standard 5489 street lighting columns.
14. Where garages are detached from the dwelling and located at the rear of the plot, it is recommend that these do not incorporate windows and are well lit with a dusk till dawn lighting unit to deter potential offenders. The applicant has been made aware of these comments.
15. **United Utilities** - Have no objection to the proposal subject to a condition requiring the submission of a scheme for the disposal of foul and surface water.
16. **Lancashire County Council (Highways)** – No objections in principle subject to minor revisions to the internal road layout. The applicant has agreed to the request and amended plans will be submitted prior to Committee.
17. **Chorley’s Waste & Contaminated Land Officer** – Has no objections to the proposed development and advises that the applicant should check all Remediation Verification Reports to confirm any site development constraints, recommendations and conditions; for example, a development platform has been created by BAE, but there is a general requirement for import of a suitably-validated cover layer of soils for any proposed residential gardens and landscaped areas. Furthermore in some areas of the site there is a requirement for ground gas protection measures in the development. The applicant should consult the approved Assessment of Ground Gas Regime Phase 2 and Phase 3 report. An informative to this effect is suggested.

18. **Chorley's Parks and Open Spaces Officer** - No objections to the proposed landscape scheme and comment that there is a good range of tree and shrub species at appropriate sizes and spacings.

Assessment

Principle of the development

19. The acceptability of the proposal has already been established by the original grant of outline planning permission and subsequent S73 applications as detailed above. The outline permission required a Design Code to be drawn up and this has been submitted to and approved by the Council. The application has therefore been assessed as to whether it conforms to the approved Design Code.

Design and character of the development

20. The design principles for the proposed development are set out in the Design Code for the site. Three distinct character areas are proposed in the Design Code:
- 'Mixed Use Hub' (plots C1, C2 and M1) that connects the site into Buckshaw Village, 'The Village' (plots H1 and H5) that follows the new link road through the site and three distinctive 'Woodland Greens (H2, H3 and H4).
21. The Design Code provides details about how these character areas respond to their distinctive nature in respect of the proposed building mix, type, height and use of materials and establishes parking principles, landscaping details and boundary treatments.
22. There will be a mixture of dwelling types and sizes ranging from 2 to 4 bedroom family homes. 14 units are proposed to be affordable dwellings and this will meet the requirements of the renegotiated terms of the Section 106 Obligation.
23. The proposed scheme is considered appropriate in respect of its layout and accords with the approved principles established by the outline planning permission.
24. In terms of dwelling type the originally submitted plans indicated the affordable dwellings would comprise 10 x 3bed houses and 4 x 2bed apartments. However the need is for 2bed houses and a small number of 1 bed apartments. Due to Welfare Reform and changes in Housing Benefit these types are no longer in demand and consequently the applicant was requested to change the house types to reflect the need to 10 x 2bed 4person houses and 4 x 1bed 2 person apartments.
25. The proposed housing mix is considered to represent a good mix of dwelling sizes.
26. The layout of the development parcel is as generally indicated at outline stage, accessed from one point from the main spine road running through the Group 1 site.
27. The general design principle for the proposed housing incorporates a perimeter block layout with strong street frontages and secure defensible rear gardens. The individual house types, which comprise a mix of detached, semi- detached, terraced and apartment dwellings accord with the Design Code.
28. The design of the individual properties incorporate front gables, porches, vertically proportioned windows with heads and sills. Some properties will incorporate integral garages, while others have detached garages.
29. Landscaping associated with the development will provide amenity and sustainability benefits.

Impact on the neighbours

30. The application site is set within a distinct parcel within the Group 1 site. The development parcel rises on a north-west / south-east axis. The proposed dwellings will have finished floor levels of between 54.70 and 59.00 and the relationships are considered to be acceptable.

Traffic and Transport

31. The site will be accessed from one point off the main spine road running through the development. Cul-de-sacs and accessways will branch off this.
32. All the detached and semi-detached properties meet the Council's parking standards of two spaces for three bed properties and four spaces for four or more bed properties.
33. Garages counted as a parking space will be conditioned to prevent them being converted without express planning permission being granted.
34. On the higher density part of the site, the properties all have two or three bedrooms and therefore require two spaces each.
35. There are 14 properties located at the eastern edge of the development that will benefit from a total of 21 parking spaces which equates to 150% provision. For each property to have two spaces this would result in a requirement for 28 spaces and so the layout is 7 spaces short. However, the spaces on this part of the site are not provided in driveways but in a communal parking area and are not all allocated to specific properties.
36. With the spaces not being allocated it will allow a more flexible and efficient use of them as visitors will be able to park in spaces that would not otherwise be available if they were dedicated to a property, even if they were empty. This approach, with a mixture of dedicated and non-dedicated spaces, is supported by Manual for Streets which states a combination of on-plot, off-plot and on-street parking will often be appropriate. LCC Highways have not objected to the proposal on these grounds. The more flexible the use of parking spaces, the more efficient the use of space is. In this case it is also considered that communal parking for residents and visitors is therefore considered acceptable.

Contamination

37. The site has been the subject of a separate application for remediation (ref:_09/00095/FULMAJ) and is not therefore a matter for this reserved matters application.

Drainage and Sewers

38. A drainage strategy in relation to surface water and flood risk forms part of the Design Code based around the current natural drainage catchments on the site, the aim of which is attenuating surface water runoff for all events up to and including a 100-year event, plus a 20% allowance for climate change and attenuation within the site for runoff above the existing 1-year, 15-minute runoff rate. There will be provision of attenuation on the wider Group 1 site in existing ponds with an additional attenuation feature in the northwest of the site. Standard piped drainage within the site will drain surface water runoff from hard standing areas to the attenuation areas.
39. A condition will be applied requiring specific details to be submitted for this parcel.

Overall Conclusion

40. The reserved matters details are considered acceptable and the application is recommended for approval. The applicant is bound by the conditions placed on the outline permission and the legal agreement that was submitted at that time.

Conditions

41. Details of suggested conditions will follow.

Planning Policies

National Planning Policies:
The Framework

Adopted Chorley Borough Local Plan Review
Policies: GN2

Planning History

97/00509/OUT: Outline application for mixed use development Approved August 1999.

97/00660/CTY: Erection of a landfill containment facility for the storage of contaminated soils and demolition material and associated land forming. Approved January 1998.

02/00748/OUT: Modification of conditions on outline permission for mixed use development. Approved December 2002.

05/00017/CTY: Variation of conditions 1, 3 and 4 of planning permission 9/97/660 to allow the importation of hazardous waste and to amend the phasing of landfilling and restoration at the existing landfill containment facility. Approved March 2005.

07/01108/CTY: Variation of condition 1 of planning permission 09/05/0017, extending the period of operations of the contained landfill facility by 3 yrs. from 1/03/08 to 1/03/11. Approved by LCC January 2008.

08/00645/FUL: Erection of a bat house at Group One, Buckshaw Village. Approved July 2008.

08/00910/OUTMAJ: Outline planning application for the redevelopment of land at Group One (Site Area 54.34 Hectares), Royal Ordnance Site, Chorley for mixed use development comprising housing and commercial uses (including uses A1, A2, A3, B1, B2, C1, C2 and C3 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006) and associated landscape treatment and highway works. Approved December 2009.

08/01002/FUL: Erection of a bat house at group one Buckshaw Village. Approved November 2008.

09/00058/CTY: Construction of a landscape mound for recreational and nature conservation use, utilising surplus excavation soils from the restoration of the site. Approved by LCC April 2009.

09/00084/FUL: Erection of a bat house at group one, Buckshaw Village. Approved April 2009.

09/00095/FULMAJ: Land reclamation and remediation earthworks to create a development platform at Group 1, Buckshaw Village (site area 54.34 hectares). Approved December 2009.

10/00153/DIS: Application to discharge conditions 4, 9, 10, 11, 12, 14, 16, 17, & 18 attached to planning approval 09/00095/FULMAJ. Discharged April 2010.

10/00247/DIS: Application to discharge condition 32 of planning approval 08/00910/OUTMAJ. Discharged April 2010.

10/00309/DIS: Application to discharge condition 14 attached to planning approval 09/00095/FULMAJ (discharge of phase 1 only). Discharged July 2010.

10/00339/DIS: Application to discharge conditions 7, 8 and 23 of planning approval 09/00095/FUL. Discharged June 2010.

10/00608/NLA: Neighbouring local authority application for construction of an access road onto the A49. No objection August 2010.

10/00693/DIS: Application to discharge condition 14 attached to planning approval 09/00095/FULMAJ (further phase relating to more information on tree removal/tree retention in the high and medium risk remediation zones). Discharged September 2010.

10/00940/DIS: Application to discharge conditions 7, 10, 12, 22 & 28 attached to planning approval 08/00910/OUTMAJ. Discharged December 2010.

10/01061/DIS: Application to discharge condition 47 attached to planning approval 8/00910/OUTMAJ. Discharged January 2011.

10/01062/DIS: Application to discharge condition 13 attached to planning approval 9/00095/FULMAJ. Discharged January 2011.

11/00080/DIS: Application to discharge conditions 5, 6, 8, 9, 11, 29, 30 and 46 attached to planning approval 08/00910/OUTMAJ. Discharged March 2011.

11/00099/DIS: Application to discharge condition 14 attached to planning approval 9/00095/FULMAJ. (phase 2 of the tree removal/tree retention and amendments to Phase 1 previously approved as part of 10/00309/DIS and 10/00693/DIS). Discharged February 2011.

11/00361/NLA: Neighbouring Local Authority consultation on a reserved matters application for the construction of an access road, foul water pumping station and layout of the NEAP/ open space (site 0.9ha) at Group 1, Buckshaw Village. No objection May 2011.

11/00403/OUTMAJ: Section 73 application to vary condition 29 (access on the A49) attached to outline planning approval 08/00910/OUTMAJ. Approved July 2011.

11/00784/DIS: Application to discharge condition 45 attached to planning approval 11/00403/OUTMAJ. Discharged October 2011.

11/00897/DIS: Application to discharge condition 24 attached to planning approval 11/00403/OUTMAJ. Discharged October 2011.

12/00007/FUL: Construction of an access roads to serve parcels H3 and H4 of Group 1 and the erection of a foul pumping station. Approved May 2012.

12/00265/MNMA: Application for minor non-material amendment to planning application 11/00403/OUTMAJ to amend to the remediation phasing. Approved April 2012.

12/00266/MNMA: Application for minor non-material amendment to planning application 09/00095/FULMAJ to amend to the remediation phasing. Approved 5 April 2012.

12/00448/DIS: Application to discharge condition 17 attached to planning approval 09/00095/FULMAJ. Discharged 30 May 2012.

12/00475/FULMAJ: Section 73 application to vary condition 18 (southern boundary treatment) attached to planning approval 09/00095/FULMAJ. Approved January 2013.

12/00688/FUL: Construction of an access road leading from Central Avenue together with earthworks and landscape treatment associated with the realignment of watercourses. Approved November 2012.

12/00791/MNMA: Application for minor non material amendment to outline planning application 08/00910/OUTMAJ comprising changes to the approved phasing of the development. Approved January 2013.

12/00801/DIS: Application to discharge conditions numbered 6 (exportation of material), 7 (cleaning of vehicle wheels), and 8 (routing of heavy goods vehicles) of planning approval 09/00095/FULMAJ. Approved December 2012.

12/00835/DIS: Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H3 for which a reserved matters application is to be submitted) of permission 08/00910/OUTMAJ (outline permission for the development of Group 1). Approved September 2012.

12/00979/DIS: Application to discharge condition numbered 14 (tree survey) of planning approval 09/00095/FULMAJ. Approved October 2012.

12/01205/DIS: Application to discharge conditions numbered 3 (phasing) and 24 (verification reports) of planning approval 11/00403/OUTMAJ. Approved December 2012.

12/01237/DIS: Application to discharge condition numbered 14 (tree survey) of planning approval 09/00095/FULMAJ. Approved February 2013.

13/00126/OUTMAJ: Section 73 application to vary condition no. 17 (Code for Sustainable Homes) of planning permission no. 11/00403/OUTMAJ to remove the requirement for dwellings built post January 2016 to achieve Level 6. Approved 17 July 2013.

13/00310/FULMAJ: Engineering works comprising the re-grading of land at the ordinary watercourse crossing the site on a north-south alignment (following the installation of a culvert) to create a level platform for the construction of a Neighbourhood Equipped Area for Play to serve the planned housing neighbourhood. Approved 6 June 2013.

13/00649/FUL: Application under Section 106 BA of the Town and Country Planning Act 1990 (as amended) to modify a planning obligation dated 22 December 2009. Approved 20 September 2013.

13/00945/DIS: Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H1a(ii) for which a reserved matters application is to be submitted) of permission 13/00126/OUTMAJ (outline permission for the development of Group 1). Approved 23 October 2013

13/01014/DIS: Application to discharge of condition 22 (remediation strategy) and condition 24 (verification report) of planning permission of 13/00126/OUTMAJ. Approved 8 November 2013

13/01113/DIS: Application to discharge of condition 22 (remediation strategy) and condition 24 (verification report) of planning permission of 13/00126/OUTMAJ. Approved 3 December 2013.

14/00056/DIS: Application to discharge conditions numbered 11, 13, 14, 15, 16, 17, 18, 33, 36, and 37 attached to outline planning approval 13/00126/OUTMAJ in so far as they relates to development parcel H1a(ii). Pending

Recommendation: Approve Reserved Matters

Conditions to be reported on the Addendum

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Project Name	Group 1, Buckshaw Village
Client	Redrow Homes Luncaster
Project No.	4312 DSL-01
Issue No.	11/250
Issue Date	Nov 2013
Author	CPM/MAC
Checkers	

REDROW HOMES
 Redrow Homes Luncaster
 11/250
 Nov 2013

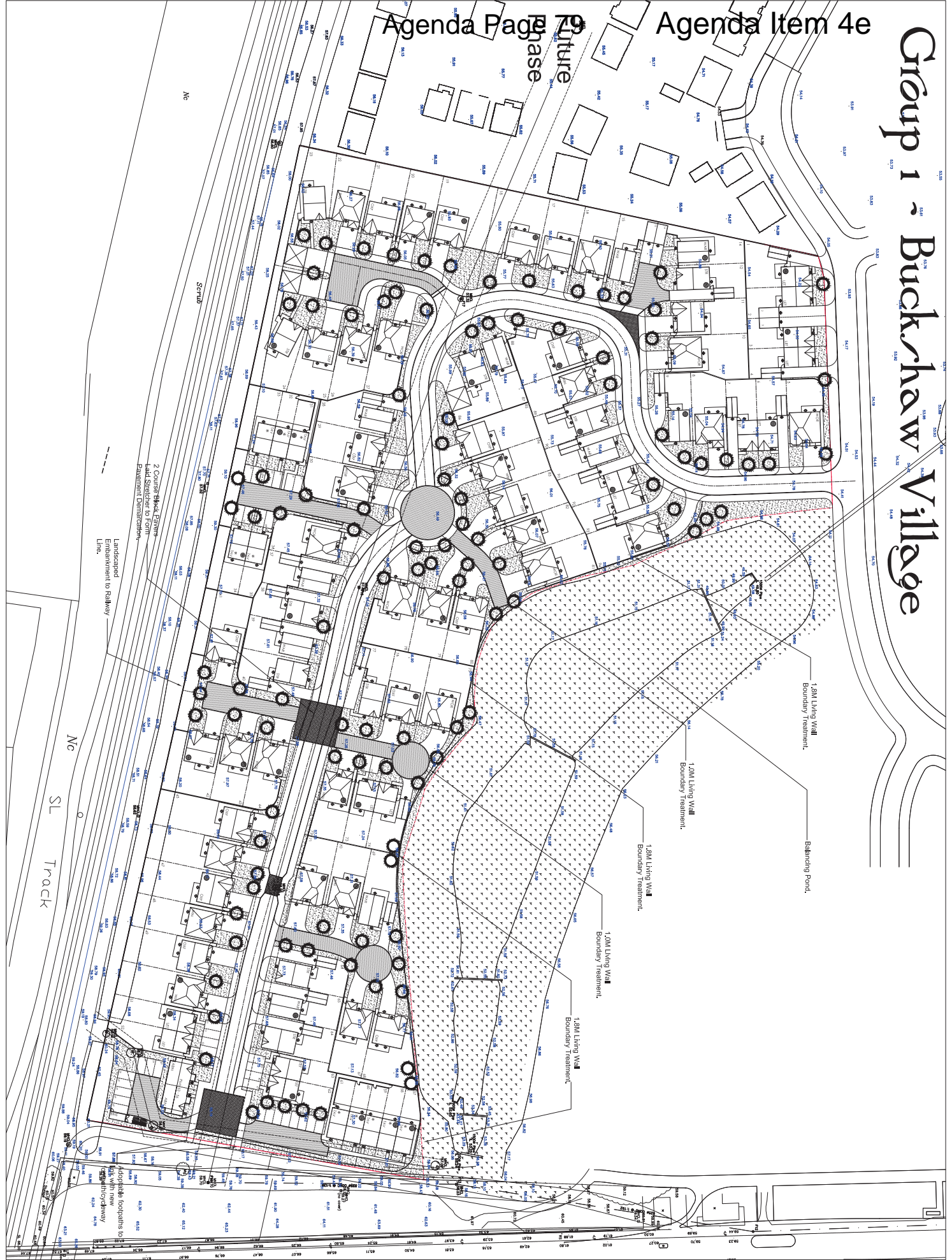
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Group 1 - Buckshaw Village

Agenda Item 4e

Agenda Page 79



2 Course Block Pavers
Lead Squeegee to Form
Pavement Demarcation
Landscaped
Embankment to Railway
Line.

Nc
SL
Track

Acceptable footprints to
Nc
SL
Track

REDROW HOMES
Development of Buckshaw Village

4312 DSL-01

1500

1500

1500

NOTE: ALL PLOTS TO BE AIR TESTED

1. To be tested before construction commences

2. To be tested before construction commences

3. To be tested before construction commences

4. To be tested before construction commences

5. To be tested before construction commences

6. To be tested before construction commences

7. To be tested before construction commences

8. To be tested before construction commences

9. To be tested before construction commences

10. To be tested before construction commences

11. To be tested before construction commences

12. To be tested before construction commences

13. To be tested before construction commences

14. To be tested before construction commences

15. To be tested before construction commences

16. To be tested before construction commences

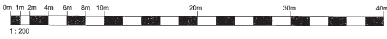
17. To be tested before construction commences

18. To be tested before construction commences

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20. To be tested before construction commences

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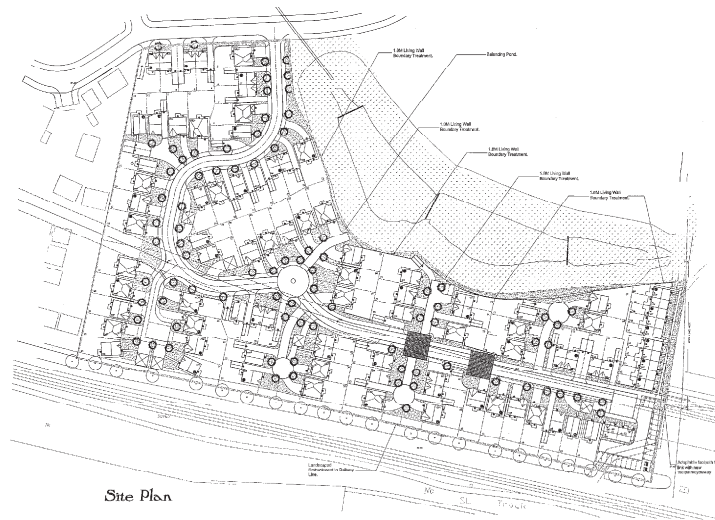
Street Scene A-A
 Elev 1 FFL 2.00m Elev 2 FFL 2.40m Elev 3 FFL 2.80m Elev 4 FFL 3.20m Elev 5 FFL 3.60m



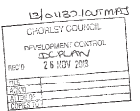
Street Scene B-B
 Elev 1 FFL 2.00m Elev 2 FFL 2.40m Elev 3 FFL 2.80m Elev 4 FFL 3.20m Elev 5 FFL 3.60m Elev 6 FFL 4.00m Elev 7 FFL 4.40m



Street Scene C-C
 Elev 1 FFL 2.00m Elev 2 FFL 2.40m Elev 3 FFL 2.80m Elev 4 FFL 3.20m Elev 5 FFL 3.60m Elev 6 FFL 4.00m



Site Plan



Client:	Group 1, Rushmore Village
Project Name:	
Reference:	4312 DSS-01
Scale:	1:200
Date:	May 2013

REDROW HOMES
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