

<b>Item 7</b>	<b>09/00797/REMMAJ</b>	<b>Approve Reserved Matters</b>
<b>Case Officer</b>	<b>Mrs Nicola Hopkins</b>	
<b>Ward</b>	<b>Clayton-le-Woods And Whittle-le-Woods</b>	
<b>Proposal</b>	<b>Reserved matters application for the erection of 17 dwellings on Parcel I, Buckshaw Village. Including a part amendment to the road layout previously approved as part of reserved matters approval 05/00523/REMMAJ and 05/00525/REMMAJ and a part amendment to reserved matters approval 09/00449/REMMAJ.</b>	
<b>Location</b>	<b>Parcel I Euxton Lane Euxton Lancashire</b>	
<b>Applicant</b>	<b>Redrow Homes (Lancs) Ltd</b>	
	<b>Consultation expiry: 5<sup>th</sup> January 2010</b>	
	<b>Application expiry: 1<sup>st</sup> February 2010</b>	
<b>Proposal</b>	<p>The application relates to the erection of 17 dwellings at Parcel I, Buckshaw Village. A reserved matters application was submitted earlier this year for the erection of 227 dwellings on Parcel H6 and Parcel I at Buckshaw Village. The Council were concerned about the proximity of some of the proposed dwellings to the highway (the main loop road) particularly as the previously approved highway layout incorporated a landscaped edge along the carriageway. As such some of the plots were conditioned out of this approval. This application relates to the Plots which were conditioned out and resultant amendments to surrounding plots.</p> <p>Outline permission was granted for the Buckshaw Village development in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council.</p>	
<b>Summary</b>	<p>The principle of redeveloping the site for a mixed use development was established with the original grant of outline planning permission. The parcels subject to this planning application are allocated for residential development within the Masterplan and as such the proposals are considered to be acceptable.</p>	
<b>Amendments</b>	<p>This application relates to plots which were conditioned out of the previous approval and amendments to previously approved plots. The amendments include resiting the properties further into the site which enables the inclusion of a landscape strip along the highway which will improve the visual amenities of the area.</p>	
<b>Planning Policy</b>	<p><b>National Policies:</b> PPS1, PPS3, PPS23, PPS25</p> <p><b>North West Regional Spatial Strategy:</b> <b>Policy DP1:</b> Spatial Principles <b>Policy DP4:</b> Make the best use of Existing Resources and Infrastructure</p>	

**Policy DP7:** Promote Environmental Quality  
**Policy RDF1:** Spatial Priorities  
**Policy L4:** Regional Housing Provision  
**Policy L5:** Affordable Housing  
**Policy RT9:** Walking and Cycling  
**Policy EM5:** Integrated Water Management

**Adopted Chorley Borough Local Plan Review:**

**GN2:** Royal Ordnance Site, Euxton  
**GN5:** Building Design and Retaining Existing Landscape Features and Natural Habitats  
**GN9:** Transport Accessibility  
**EP18:** Surface Water Run Off  
**HS4:** Design and Layout of Residential Developments  
**HS5:** Affordable Housing  
**TR1:** Major Development- Tests for Accessibility and Sustainability  
**TR4:** Highway Development Control Criteria  
**TR18:** Provision for pedestrians and cyclists in new developments

**Planning History**      **97/00509/OUT:** Outline application for mixed use development (granted in 1999)

**02/00748/OUT:** Modification of conditions on outline permission for mixed use development

**05/00523/REMMAJ:** Formation of phase 1 of link road to serve residential development. Approved July 2005

**05/00525/REMMAJ:** Formation of phase 1 of link road to serve residential development (duplicate of planning application 05/00523/REMMAJ). Approved July 2005

**09/00449/REMMAJ:** Reserved matters application for the erection of 227 dwellings with associated garages, roads, sewers & parking spaces for Parcels H6, I (Phase 1) and I (Phase 2). Including a part amendment to the road layout previously approved as part of reserved matters approval 05/00523/REMMAJ and 05/00525/REMMAJ. Approved September 2009

**09/00771/DIS:** Discharge of conditions 3, 4, 5, 6, 10, 11, 12, 13 and 17 of planning approval reference 09/00449/REMMAJ. Complete November 2009

**Representations**      **Whittle le Woods Parish Council** have no comments to make

**Consultations**      **United Utilities** have no objection subject to various conditions/informatives

**Council's Waste and Contaminated Land Officer** has no objections

**Assessment**      **Principle of the Development**

Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. Parcel I incorporates various character areas, the area of Parcel I subject to this application includes a contemporary character area and

Village Street character area with secondary frontage identified along the loop road.

In respect of the contemporary housing parcels the Masterplan states that these parcels should incorporate modern estate development with 1-3 storey detached, semi-detached and terraced housing at a density of 25-35 dwellings per hectare.

In respect of Village Street Character area these are defined as pre and post Industrial revolution character areas within 2 to 3 storey blocks principally terraces with a density of 40-50 dwellings per hectare.

The originally considered site (which included the whole of Parcel I and Parcel H6) covered 15.8 acres which equates to 6.39 hectares. The original proposal incorporated the erection of 227 dwellings which equated to approximately 36 dwellings per hectare. The amendments proposed as part of this application (which have resulted from amendments to the plots which were conditioned out of the previous approval) results in the loss of 3 plots. The erection of 224 dwellings across 6.39 hectares equates to a density of approximately 35 dwellings per hectare.

### **Proposed Amendments**

When the previous application was considered concerns were raised about the impact on the loop road particularly as when the loop road was approved it incorporated a landscaped edge along the carriageway and the dwellings proposed as part of the previous application were considered to be too close to the highway. As such the plots which were of concern were conditioned out of the approval. This application seeks to approve these conditioned out plots. Additionally the amendments to the conditioned out plots have resulted in amendments to the previously approved plots.

The amendments, when compared to the previous submission, are as follows:

- The loss of two approved plots in Phase 1
- Relocating the dwellings along the loop road further back into the site which enables an increased landscaping strip to be incorporated along the loop road
- Relocating plot 889 further back into the site to accommodate additional landscaping along the loop road.
- Plots 810-816 were conditioned out of the previous approval. The properties have been relocated further back in the site, reduced in number by one dwelling and resited to face onto the roundabout
- Plot 817 has been resited further back into the site
- The parking arrangements for plots 817-820 have been amended.

When the loop road was approved the scheme incorporated a grassed area, shrub planting and tree planting between the footway and the residential parcel. The proposed redevelopment of Parcel I reduces this landscaping as the red edge extends upto the edge of the pavement. The current proposal however incorporates tree planting and grassed areas along the footway, within the curtilage of the properties, which has been achieved by locating the properties further back into the site. It is considered

that the proposed landscaping will achieve the landscaped visual appearance originally envisaged whilst incorporating appropriate development of the parcel.

### **Design and Appearance**

This application will complete the development of Parcel I at Buckshaw Village. This application incorporates the erection 17 dwellings on the parcel which includes the plots which were conditioned out of the previous approval and amendments to the previously approved plots to accommodate the amendments to the conditioned out plots. Additionally there are part amendments to the layout of the loop road which was approved under applications 05/00523/REMAJ and 05/00525/REMAJ.

### **Parcel I, Phase 1**

When the previous application was considered Parcel I was split into two phases. 7 of the plots subject to this application fall within Phase 1 of the Parcel. This part of Parcel I is contemporary housing character area as identified with the approved Residential Design Code. The parcel incorporates the erection of 7 two storey detached family dwellinghouses. The dwellinghouses incorporate a mixture of three and four bedroom dwellings. The properties are modern dwellinghouses which incorporate in curtilage parking, detached garages and integral garages. The three bedroom properties incorporate two off road parking spaces and the four bedroom dwellings incorporate three off road parking spaces. This is in accordance with Council's and RSS Parking Standards. The garages measure 5.95 metres by 3 metres (single garage) which is just below guidance in Manual for Streets however considered sufficient to accommodate a vehicle and a bicycle.

All of the properties subject to this application within Phase 1 will be constructed out of red/ dark red brick with a mix of grey and red roof tiles. Additionally render is proposed for plots 889, 892 and 922.

The amendments to this parcel have resulted in the loss of 2 previously approved plots. Phase 1 covers 1.915 hectares and a total of 57 dwellings will be constructed across the whole of Phase 1 which equates to approximately 30 dwellings per hectare. This density accords with the density for a contemporary housing parcel as set out within the approved Masterplan.

The proposed modern family dwellinghouses are considered to be appropriate for a contemporary housing parcel and as such accord with the approved Masterplan.

### **Parcel I, Phase 2**

Ten of the plots subject to this application fall within Phase 2 of the Parcel. This part of Parcel I has a mixture of character area as identified with the approved Residential Design Code. The plots subject to this application fall within the Village Street character area. This application incorporates the erection of 10 two storey detached and terraced dwellinghouses. The dwellinghouses incorporate a mixture of two, three and four bedroom dwellings. The properties are modern dwellinghouses which incorporate in curtilage parking, detached garages and parking courts. The two/ three bedroom properties incorporate two off road parking spaces and the four bedroom dwellings incorporate three off road parking spaces. This is in accordance with Council's and RSS Parking

Standards. The garages measure 5.95 metres by 3 metres (single garage) which is just below guidance in Manual for Streets however considered sufficient to accommodate a vehicle and a bicycle.

The majority of the properties subject to this application within Phase 2 will be constructed out of red/ dark red brick with a mix of grey, brown and red roof tiles. Additionally render is proposed for plots 812-815. Across the remainder of the parcel the use of buff brick occasionally has been permitted to act as feature buildings and break up the visual appearance of the scheme. The originally submitted scheme proposed four of the 10 dwellings to be constructed out of this light coloured gold brick however the applicants have been advised to reduce this number so that the predominant brick is red.

The amendments to this parcel have resulted in the loss of 1 dwelling when compared to the previous application. Phase 2 covers 3.518 hectares which equates to 34 dwellings per hectare. Due to the various character areas present within this parcel the masterplan sets out various densities (ranging from 25-50 dwellings per hectare). It is considered that an average of 34 dwellings per hectare is an acceptable density taking into account the various character areas.

The proposed properties are detached and terraced dwellings and although the Masterplan suggests that these areas should be principally terraces this parcel is moving away from the Village Centre and the properties will overlook the Village Green area. It is considered that this section of the parcel will provide a traditional street character with direct vehicular access off the highway serving garages set back/ to the rear of the dwellings. As such the proposals are considered to be in accordance with the Masterplan

### **Levels**

The levels on this parcel rise upwards from south to north with the proposed properties along the northern boundary approximately 2 metres higher, in respect of the finished floor level, than the southern boundary. This parcel achieves the Council's standard spacing distances and where there are direct interface issues amendments to the property have been requested to ensure there are no issues in respect of loss of amenity to the future residents.

### **Refuse collection**

The Council's Waste and Contaminated Land Officer has reviewed the proposals and confirmed that there are no objections over waste collection. The properties subject to this application will be accessed via highways which will be adopted which is suitable for collection vehicles to access.

### **Highways**

When the whole of Parcel I was considered the Highway Engineer objected to the scheme as they were concerned that the highway layout as shown would not be acceptable in respect of the Section 38 Agreement. A Grampian style condition was attached to the approval which ensured the scheme could not commence until an acceptable highway layout has been achieved. Redrow have submitted an application to discharge the conditions including this Grampian highways condition. The Highway Engineer has

confirmed that layout submitted as part of the discharge of condition application is capable of being adopted as part of a S38 Agreement however there is not actually a Section 38 Agreement currently in place for this part of the site. This notwithstanding the highway layout is considered to be acceptable.

The highway is not included within the red edge for this application and as such does not form part of the consideration of this application. The highway as approved is considered to be acceptable and as such there are no highway issues arising from this application.

**Conclusion** The proposals accord with the Masterplan and represent a modern housing development within the Village. The principle of housing development was established with the grant of outline planning permission and the parcels subject to this application will see a further expansion of the residential elements of the Village.

**Recommendation: Approve Reserved Matters Conditions**

1. The proposed development must be begun not later than two years from the date of this permission.

*Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The approved plans are:

Plan Ref.	Received On:	Title:
BV-i1&2-P02 Rev A	2 <sup>nd</sup> November 2009	Planning Layout
BV-i1&2-P02 Rev A	2 <sup>nd</sup> November 2009	Planning Layout Coloured
BV-i1&2-MS01 Rev B	17 <sup>th</sup> December 2009	Materials Schedule
BV-i1&2-BT01 Rev A	2 <sup>nd</sup> November 2009	Boundary Treatment
BV-i1&2-ENG01	2 <sup>nd</sup> November 2009	Engineering Levels Layout
C4H133	2 <sup>nd</sup> November 2009	The Cambridge
C4H109	2 <sup>nd</sup> November 2009	The Stratford
BVED-01	13 <sup>th</sup> October 2009	Various Detail
CSD-0910	13 <sup>th</sup> October 2009	Gate within Close Boarded Fence
C-SD0905	13 <sup>th</sup> October 2009	Close Boarded/ Trellis Fencing
C3H090	13 <sup>th</sup> October 2009	The Tetbury
C4H129	13 <sup>th</sup> October 2009	The Ruthin Floor Plans (Plots 918 and 820)
C4H129	13 <sup>th</sup> October 2009	The Ruthin Elevations (Plots 918 and 820)
	17 <sup>th</sup> December 2009	The Ruthin Elevations (Plot 889)
	17 <sup>th</sup> December 2009	The Ruthin Floor Plans (Plot 889)
	17 <sup>th</sup> December 2009	The Ruthin Elevations (Render- plot 892)
	17 <sup>th</sup> December 2009	The Ruthin Elevations (Plot 920)
	17 <sup>th</sup> December 2009	The Ruthin Floor Plans (Plots 892 & 920)
C4H111	13 <sup>th</sup> October 2009	The Pembroke Floor Plans
C4H111	13 <sup>th</sup> October 2009	The Pembroke Elevations
	13 <sup>th</sup> October 2009	The Broadway and Evesham
3649.02A	21 <sup>st</sup> October 2009	Landscape Structure Plan
3649.01A	21 <sup>st</sup> October 2009	Landscape Structure Plan
L_TSG01	17 <sup>th</sup> December 2009	Triple Single Garage Details
L-DSG01	17 <sup>th</sup> December 2009	Double Single Garage
C-SG01	17 <sup>th</sup> December 2009	Single Garage
A2A064 Rev A	17 <sup>th</sup> December 2009	The Ashdon

*Reason: To define the permission and in the interests of the proper development of the site.*

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review*

4. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review*

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

*Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

6. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

*Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.*

7. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

*Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.*

8. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

*Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

*Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control*

10. The external facing materials, detailed on plan reference BV-i1&2-MS01 Rev B, shall be used and no others substituted without the prior written approval of the Local Planning Authority.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review*

11. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

*Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

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