

Item 8 **09/00799/REMMAJ** **Approve Reserved Matters**

Case Officer **Mrs Nicola Hopkins**

Ward **Astley And Buckshaw**

Proposal **Proposed re-plan of Parcel F (amendment to previous approval 07/00244/FULMAJ) replacing 52 apartments and houses with 61 houses (retaining 11 dwellings of the previous approval)**

Location **Parcel F1 Barratt Homes Central Avenue Buckshaw Village Lancashire**

Applicant **Barratt Homes (Manchester)**

Consultation expiry: 18th November 2009
Application expiry: 20th January 2010

Proposal The application relates to part of Parcel F of Buckshaw Village which is located adjacent to Central Avenue. Reserved matters planning permission was granted for this part of Parcel F in 2007 (07/00244/FULMAJ) for the construction of 30 houses and 28 apartments. Barratt Homes, who are the developers, are now proposing a re-plan of this area hence the submission of this application.

Part of the parcel will be developed in accordance with the originally approved scheme incorporating the erection of 11 dwellinghouses. The remainder of the parcel, which is subject to this planning application, will be amended incorporating the erection of 50 dwellinghouses.

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.

Summary The principle of redeveloping the site for a mixed use development was established with the original grant of outline planning permission. The parcel subject to this planning application is allocated for residential development within the Masterplan and as such the proposals are considered to be acceptable.

Amendments This application is a resubmission of a previously withdrawn application. The Council's main concern related to the proposed dwellings fronting onto Central Avenue due to the location of the properties and the fact that modern dwellings are proposed. Through negotiations the scheme was amended relocating the dwellings further back into the site to respect the building line along Central Avenue and amendments to the design of the properties to improve the visual amenities along this important frontage.

Planning Policy	<p>National Polices: PPS1, PPS3, PPS23, PPS25</p> <p>North West Regional Spatial Strategy: Policy DP1: Spatial Principles Policy DP4: Make the best use of Existing Resources and Infrastructure 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</p> <p>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</p>
Planning History	<p>97/00509/OUT: Outline application for mixed use development (granted in 1999)</p> <p>02/00748/OUT: Modification of conditions on outline permission for mixed use development</p> <p>07/00244/FULMAJ: Construction of 30 no. houses and 28 no. apartments with associated parking. Approved April 2007</p> <p>09/00527/REMMAJ: Proposed re-plan of parcel F (amendment to previous approval 07/00244/FULMAJ) replacing 52 apartments and houses with 57 houses (retaining 6 dwellings of the previous approval). Withdrawn</p>
Applicant's Case	<p>The following points have been submitted in support of the application:</p> <ul style="list-style-type: none"> • Current housing market conditions dictate that three storey properties are unpopular and it is difficult to get mortgages on apartments • 29 of the proposed 50 plots are from the Aspirations range which is a new concept of housing at more affordable market values. They have been designed to mirror the living space of an apartment over two storeys • The Aspirations house types have 100% parking for the 2 bed units and 200% parking for the 3 bed units. This matches the provision on the already approved scheme. The conventional house types have 200% parking provision and 300% for the larger units.
Representations	None received
Consultations	Lancashire County Council (Highways) have no comments to make

The Environment Agency has no objection

United Utilities has no objection subject to various conditions/informatives

Chorley's Environmental Services have no objection

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 F is allocated as a Contemporary Housing parcel within the Masterplan approved under the outline permission and the Buckshaw Village Design Code. This parcel also includes a key frontage element along Central Avenue

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.

The site covers 4.5 acres which equates to 1.84 hectares. The proposal incorporates the erection of 50 new dwellings and 11 previously approved dwellings which equates to approximately 33 dwellings per hectare. This accords with the densities set out with the Masterplan for this Parcel

Proposed Amendments

The originally approved scheme incorporated the erection of 30 apartments and 28 detached, semi-detached and terraced properties. The apartments were sited along the Central Avenue with the dwellinghouses sited to the rear of the apartments and to the rear of the drainage pond which forms part of this parcel.

The current proposal deletes all of the proposed apartments. Eleven of the dwellings approved as part of the previous approval are retained and do not form part of this planning application. The proposed scheme incorporates the erection of 50 dwellings in total, 21 are traditional detached, semi-detached and terraced properties and the remaining 29 dwellings are the Aspiration house type range. This house type range is modern house types which reflects the internal floor space typically associated with apartments however incorporated into two and three storey dwellinghouses. The proposals include a mixture of 1, 2, 3 and 4 bedroom dwelling in a mixture of 2, 2.5 and 3 storey dwellings.

The properties on plots 22-41 are the Peridot and Amber house type, which form part of the Aspirations range. These properties have the appearance of a more traditional house type although they are relatively small two bedroom dwellings sited in 'clusters' of five properties. The properties which front onto Central Avenue, and replace the originally approved apartments, are also Aspirations house types which are relatively small dwellinghouses which reflect the floor areas typically associated with apartments. These properties will be very prominent within the Central Avenue frontage.

It is proposed that the smaller dwellings on the site, the Aspiration

house types (plots 22-41, 42-47 and plots 59-61), will be marketed at young people/ first time buyers. Barratt Homes have confirmed that they will secure, through long term lease arrangements, that these plots cannot be occupied other than by the owner so as to exclude investors and therefore making the properties genuinely available in the long term to first time buyers. A management company will maintain the communal areas and all the external fabric of the building which will protect the integrity and quality of the development.

A similar model was used as part of Redrow's debut housing scheme on the opposite side of Central Avenue. On the Debut parcel the developer achieved more affordable housing by the exclusion of private amenity space and a more flexible approach to spaces between dwellings. This is similar to the current proposals. The properties do not have private gardens however open landscaped areas are incorporated within the layout. This range of house types is in addition to the affordable housing requirements on the Village which were secured through the original Section 106 Agreement.

Design and Appearance

The design and appearance of the traditional housing reflects those properties on the adjacent parcels. The properties on plots 10-21 front onto the detention pond which forms part of this parcel and will be visible from Central Avenue. The properties along this frontage consist of Maidstone house types (3 bedroom, two storey properties) and the Kingsville house type (3 bedroom, 2.5 storey properties). These properties reflect traditional house types. The properties on plots 10 and 21 will incorporate dual aspect dwellings due to their siting on corner plots.

The properties on plots 22-41 incorporate small two bedroom dwellinghouses sited within four blocks of five dwellings. The Amber house types are back to back 'cluster' properties with a Peridot house type attached at the end of the block. These properties form part of Barratts Aspiration range however they are the more traditional version of this type of property.

The properties along Central Avenue, plots 42-57 and plots 59-61, are also part of Barratts Aspiration range however these properties are the more contemporary versions. These properties front onto Central Avenue and as such will be a very prominent element of this parcel. The submission of this application follows a previously withdrawn application, this application was withdrawn due to the need for various amendments particularly to the properties along Central Avenue. The requested amendments include siting the properties further back into the parcel to ensure that the building line along Central Avenue is maintained and amendments to the properties along Central Avenue to improve the visual amenities along this important street scene. These amendments have been incorporated into this re-submitted application.

These properties back onto one another and provide a parking space at ground floor level with a decked area (an element of private amenity space) at first floor level. The three storey Quartz house type, of which there is only two, also incorporates a roof terrace.

All of the Aspirations house types incorporate very tight layouts which do not achieve the Council's spacing standards. As the properties will be constructed back to back there is no issue in respect of interlocking. The four blocks of five dwellings do not achieve the 21 metres window to window distance across the highway however the future purchasers will be aware of this distance before they purchase the property. Similarly the 12 metre window to gable distance is not achieved across all of the Aspirations house types however the purchasers of the properties will also be aware of the relationship when they purchase the properties. It is considered that this 'tight' layout ensures that more affordable housing can be achieved without having a significant impact on the future amenities of the occupiers.

The more traditional properties on this parcel achieve the required spacing standards and provide an adequate amount of private garden space within the curtilages of the properties.

In respect of the existing dwellinghouses on the adjacent parcels the only area where there will be an impact is the relationship of the proposed Aspirations house types and the neighbouring apartment blocks. The properties where there is a direct interface retain over 17 metres spacing distance which is similar to the approved layout and the majority of the proposed properties will directly face parking courts and garages. As such there is no issue in respect of neighbour amenity.

This parcel is identified as a contemporary housing parcel within the Residential Design Code. Contemporary Housing Parcels are defined as modern estate development. The modern Aspirations house types do not strictly accord with the design characteristics of a contemporary housing parcel however the introduction of these properties represents an innovation aimed at providing lower cost housing than could otherwise be achieved. This is an experiment and requires some normal external standards to be cut. The developers are retaining a stake in the scheme and managing the entire external environment to reduce the risk.

Buckshaw Village is a new residential environment and previously Committee have taken the view, at the Debut parcel, that it is an ideal place to accept the risks inherent in a new concept such as this. It is considered that the proposals generally accord with Policy GN2 and the Residential Design Code for Buckshaw Village

Highways

The layout incorporates the extension of existing estate roads within the Village development to serve this parcel. It is proposed that only part of the highway network will be adopted with some of the accessways falling under the responsibility of the Private Management Company.

The traditional two and three bedroom properties on this parcel accommodate two off road parking spaces. Whilst the traditional four bedroom dwellings have two off road parking spaces and garage accommodation. Although where internal garage accommodation is proposed (plots 1, 4 and 5) the dimensions do not accord with Manual for Streets (the internal garages measure 3x5.5 metres) the fact that 2 off road parking spaces are provided to the front of the garage is an improvement to the approved

scheme and it is not considered reasonable to refuse on lack of parking taking into account the approved scheme which could still be constructed. The proposed detached garages accord with Manual for Streets. As such sufficient parking provision is provided.

The one and two bedroom Aspirations house types incorporate 1 designated parking space. This is acceptable for the one bedroom dwellings however usually two parking spaces should be provided for the two bedroom dwellings. These properties are, however, relatively small similar to the size of apartments and will be aimed at the first time buyer market. As such in this situation it is considered that one parking space per property will be sufficient for these types of dwellings. The three storey, 3 bedroom Quartz (Aspirations) house types incorporate two designated parking spaces which is considered to be acceptable.

The Highway Engineer has confirmed the proposed changes would have no highway impact and as the external areas are to be controlled and maintained by a management company, there is no road making implications either.

Refuse

The traditional house types and the Aspirations house types on plots 42-47 and 59-61 incorporate in curtilage refuse storage. The Aspirations house types on plots 22-41 have a designated bin store. It is intended that the management company responsible for the central communal area will move the bins from the store to the back of the adoptable footpath on bin collection days. This notwithstanding however a vehicle tracking plan has been submitted with the application which demonstrates that refuse vehicles can enter and manoeuvre within the available space.

The Council's Waste & Contaminated Land Officer has confirmed that the proposals are acceptable from a waste storage and collection perspective.

Levels

The application is accompanied by a levels plan which demonstrates that the proposed levels are similar to the surrounding properties and the adjacent Green Corridor. As such there will be no neighbour amenity issues created through significant level differences

Section 106 Agreement

Lancashire County Council's Planning Obligations team have requested planning obligations associated with this development. This proposal is, however, as reserved matters application associated with a previously approved outline approval. The Section 106 Agreement for this site was established at the granting of outline approval and as such no further obligations can be requested.

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 parcel 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 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.

3. 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.

4. 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.

5. 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.

6. 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

7. The external facing materials detailed within the submitted Design and Access Statement, namely Terca Woodland Mixture Facing Brick, 2 coat sand/ cement render, Marley Modern Smooth Grey roof tiles and Rivendale Fibre Cement Slate, 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

8. The development hereby permitted shall not commence until full details of the colour, form and texture of the timber cladding to the proposed buildings (notwithstanding any details shown on the 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 using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

9. The hard ground- surfacing materials detailed within the submitted Design and Access Statement, namely Pennant Grey Tegular Paving for the main vehicle route, Brindle Block Paving for the parking bays and Buff paving slabs for the access to and around the properties, 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.

10. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. RT2 of the North West Regional Spatial Strategy 2008.

11. The integral and detached 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: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. RT2 of the North West Regional Spatial Strategy 2008

12. The approved plans are:

Plan Ref.	Received On:	Title:
351/PL01 Rev M	2 nd December 2009	Planning Layout
351/QUA01 Rev C	2 nd December 2009	Quartz house types plans and elevations
351/WIN01	13th October 2009	Windermere house type plans and elevations
351/ALD01 Rev A	13th October 2009	Alderney House type plans and elevations
351/KIN01	2 nd December 2009	Kingsville House type plans And elevations
351/MAI(S)01 Rev A	2 nd December 2009	Maidstone (semi) house type plans and elevations (plots 20 and 21)
351/MAI(S) 02 Rev A	13th October 2009	Maidstone (semi) house type plans and elevations (plots 10 and 11)
351/PM401	13th October 2009	Palmerston 4 house type plans and elevations
351/BUK01 Rev A	2 nd December 2009	Buckingham house type plans and elevations
351/MAI(D) 01	13th October 2009	Maidstone (Detached) house

351/PER&AMB01 Rev B	2 nd December 2009	type plans and elevations (plots 8 and 9) Peridot & Amber house type plans and elevations
351/PER&AMB02	2 nd December 2009	Peridot & Amber House types plans and elevations (plots 22-26 and 32-36)
351/PEA01 Rev A	13th October 2009	Pearl house type plans and elevations
351/TOP01 Rev B	13th October 2009	Topaz house type plans and elevations
351/OS01	21 st October 2009	Ordnance Survey
351/BS01	13th October 2009	Bin Store Detail 01
351/CASS01 Rev D	3 rd December 2009	Plots 42-47, 59-61
351/G 02	13th October 2009	Double Garage
WF01 Rev A	13th October 2009	Walls and Fences
c-620-01 Rev B	13th October 2009	Soft and Hard Landscape Proposals
251/TS01	13th October 2009	Topographical Survey
293/ED/816 Rev A	13th October 2009	Proposed Finished Floor Levels
351/ML01	13th October 2009	Materials Layout

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