

Item	10/01015/FUL
Case Officer	Mrs Nicola Hopkins
Ward	Chorley South East
Proposal	Application for plot substitution of plots R319, R320, R321, R322 and R323 previously approved as part of planning application 07/01228/REMAJ
Location	Formerly Multipart Distribution Limited Pilling Lane Chorley
Applicant	Redrow Homes (Lancs)

Consultation expiry: 12 January 2011

Application expiry: 2 February 2011

Proposal

1. The application relates to the substitution of house types at the former Multipart site, Pilling Lane. Planning permission was granted in January 2008 for the erection of 400 dwellings on the whole site. The site was split into two with Barratt Homes gaining planning permission for half the site and Redrow Homes gaining planning permission for the other half.
2. Since the original grant of planning permission several applications have been submitted to amend the approved scheme and David Wilson Homes are developing part of the Barratts half of the site. This application relates to the Redrow Parcel and proposes amendments to 5 dwellings previously approved.
3. The 5 properties are located at the far northern boundary of the site adjacent to the properties on Melrose Way and the David Wilson Parcel. The application proposes the erection of 1 detached dwelling and 4 semi-detached dwellings.

Recommendation

4. It is recommended that this application is granted conditional planning approval subject to the associated supplemental Section 106 Agreement

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Principle of the Development
 - Amendments compared to the previous approval
 - Design and Appearance
 - Impact on the Neighbours
 - Parking

Representations

6. No letters of objection have been received however Members should note that the deadline for neighbour comments in respect of this application is 12th January. Any comments received will be reported on the addendum.

Consultations

7. Lancashire County Council (Highways) have to date not commented however the road layout is very similar to the previous approval and it is not considered that the proposal will create any highway issues.

Assessment

Principle of the Development

8. The principle of redeveloping the site for residential development was established with the grant of outline planning permission in April 2005 and the subsequent grant of reserved matters (07/01228/REMMAJ) in January 2008. The proposal incorporates the redevelopment of a brownfield site within a sustainable location.
9. The whole site is approximately 10.1 hectares in area. 400 dwellings equates to approximately 40 dwellings pre hectare.

Amendments compared to the previous approval

10. Planning permission was originally granted to Redrow Homes to erect 200 dwellings on their part of the site in January 2008. At this time four detached 2.5 storey dwellings were approved on the part of the site subject to this application.
11. Since the original approval planning permission has been granted to amend part of this parcel and in particular planning permission was granted in July 2010 (10/00404/FULMAJ) to re-plan various plots including the plots subject to this application. This planning approval incorporated a mixture of 2 and 2.5 storey dwellings in the form of three detached and two semi-detached dwellings on the part of the site subject to this planning application.
12. Redrow Homes have confirmed that the proposed amendments are due to onsite level issues and as a result of current market demand. The proposal incorporates the erection of one detached two storey dwelling and four semi-detached 2.5 storey dwellings. Additionally the housing layout has changed with all the semi-detached dwellings backing onto the existing properties on Melrose Way and the detached dwelling is adjacent to the David Wilson Parcel of land.

Design and Appearance

13. The proposed scheme incorporates the erection of 5 dwellings which are examples of Redrow standard house types which have been utilised elsewhere on the site. As such the principle of these house types has already been established on this site.
14. Where 2.5 storey dwellings are proposed the dwelling appears as a two storey dwelling with accommodation in the roof space incorporating a front dormer.

Impact on the Neighbours

15. The immediate neighbours to this part of the site are 30, 32 and 34 Melrose Way and plot 159 of the David Wilson parcel.
16. The four 2.5 storey dwellings are located along the boundary with the properties with Melrose Way. This part of the site accommodated 2.5 storey dwellings when the original scheme was approved and the dwellings are designed to resemble a two storey dwelling when viewed from the rear. The proposed dwellings are set at a lower land level than the existing dwellings and the nearest property (plot R321) is located 21 metres from the near corner of 32 Melrose Way. As such it is not considered that the proposed dwellings will adversely impact on the amenities of the occupiers of the existing dwellings or the amenities of the future residents.

17. The detached dwelling will be located adjacent to the detached dwelling on plot 159 of the David Wilson Parcel. The siting of the proposed dwelling ensures that there will be no impact on the future residents of plot 159. The proposed dwelling will be 0.45 metres lower than plot 159 however the siting of both dwellings and their associated garage accommodation ensures that this level difference will not cause any loss of amenity for the future residents.

Parking

18. The proposal incorporates the erection of 3 four bedroom dwellings and 2 three bedroom dwellings. In accordance with the draft North West Regional Spatial Strategy Parking Standards two off road parking spaces are required for three bedroom dwellings and three off road parking spaces are required for four bedroom dwellings.

19. Each of the dwellings incorporates garage accommodation and driveway space. The detached garages conform with the dimensions set out within Manual for Streets and as such can be counted as a parking space. The proposal incorporates sufficient parking and as such it considered to be acceptable.

Section 106 Agreement

20. The original outline planning approval incorporated a Section 106 Agreement which was directly related to that outline permission and subsequent reserved matters applications. The original agreement includes obligations in respect of affordable housing, public open space on the site and funding to improve off site public open space (likely to include Rangleetts Recreation Ground), improvements to bus stops, community safety, and improvements to the local highway network.

21. As reserved matter approval has been granted at the site and the date for submitting reserved matters has expired this plot substitution application is dealt with as a full application. As such a supplemental S106 agreement is required to tie this application into the Section 106 obligations.

Overall Conclusion

22. The principle of residential development on this site was established with the grant of outline planning permission and reserved matters approval. The amendments to the layout and house type substitutions to the application site are considered to be minor and as such the scheme is considered to be acceptable

Other Matters

Waste Collection and Storage

23. All of the dwellings proposed have kerbside access and access to the rear gardens and as such it is not considered that there will be an issue in respect of waste collection or storage.

Planning Policies

National Planning Policies:

PPS 1, PPS3, PPS23, PPG13.

North West RSS:

Policy DP1, Policy DP3, Policy UR7, Policy ER5

Adopted Chorley Borough Local Plan Review

Policies: GN1, EP4, EP9, EP10, HS4, HS19

Supplementary Planning Guidance:

- Design Guide

Planning History

04/00934/OUTMAJ- Residential development including roads, sewers, open space, landscaping and associated works. Approved

07/01228/REMAJ- Reserved Matters Application for the erection of 200 houses, with associated roads, footpaths, and works. Approved January 2008

09/00374/DIS- Application to discharge conditions 4, 5, 7, 8 & 13 attached to planning approval 08/00419/REMAJ. Conditions 3, 7, 8 & 9 attached to planning approval 07/01227/REMAJ. Conditions 5, 6, 8, 18, 20 & 21 of planning approval 07/01226/REMAJ.

09/00594/FULMAJ- Re-plan of part of the site including the construction of 42 dwellings, garages and associated works (amendment to reserved matters approval 07/01228/REMAJ). Including amendments to existing parking areas to serve plots 343-351 and 371. Approved November 2009

10/00404/FULMAJ- Re-plan to plots R281 to R323 / R351 / R358 to R376 / R388 to R400 (76 No dwellings, garages and associated works) (76 No dwellings garages and associated works). Approved July 2010

10/00712/MNMA- Minor Material amendment to amend the previous design house type R281, R300, R301, R363, R366 and R374 which were previously approved under 07/01228REMAJ & 10/00404FULMAJ. Approved September 2010

Recommendation: Permit (Subject to Legal Agreement) 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:
4081-11-02-001 Rev S	16 th November 2010	Planning Site Layout
4081/ENG010-3 Rev A	8 th December 2010	External Works Layout SHT 3
Lex-11-02-003 Rev E	8 th December 2010	Boundary Treatment Plan
4081-11-001-001 Rev D	16 th November 2010	Material Schedule
C-SD0910	16 th November 2010	Gate within Close Boarded Fence, 1.8m high
C-SD0806	16 th November 2010	Free standing brick walls, 215mm wide
C-SD0900	16 th November 2010	Post and Rail Fencing
C-SD0906	16 th November 2010	Close Boarded Fencing, 1.8m High, Standard Effect
4081-11-02-003 Rev E	16 th November 2010	Location Plan
C-SG01-1-001 Rev B	16 th November 2010	Single Garage Type 1
C-DG01-1-001 Rev B	16 th November 2010	Double Garage
C3H108	16 th November 2010	The Kenilworth

Plan Ref.
C4H134
C4H141
C4H141

Received On:
16th November 2010
16th November 2010
16th November 2010

Title:
The York
The Canterbury
The Canterbury
Floor Plans

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

3. 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.

4. The external facing materials detailed on the approved plans shall be used and no others substituted. (Namely Ibstock New Sandhurst Stock bricks and Redland Duoplain roof tiles colour rustic brown)

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.

5. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

6. 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.

7. 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 HS4 of the Adopted Chorley Borough Local Plan Review

8. 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.

9. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.

10. No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

11. 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

12. Prior to the commencement of the development full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact / site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The residents consultation plan shall be implemented and completed in accordance with the approved procedure.

Reason: To ensure that the existing residents are fully aware of the progress of the development

13. The development hereby permitted shall be carried out in accordance with the measures set out within the action plan of the Residential Travel Plan dated April 2009 (submitted under application 09/00374/DIS).

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

14. 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.

U
