

Application No: 10/01012/FULMAJ

Case Officer: Caron Taylor

Ward: Astley And Buckshaw

Proposal: Landscape proposals to two area's of green corridor and communal space at land adjacent to parcels J and L

Location: Parcel J and L Buckshaw Avenue Buckshaw Village

Applicant: Mr S J Ward

Consultation expiry: 22 December 2010

Application expiry: 14 February 2011

Proposal

1. The application is for landscape proposals to two area's of green corridor and communal space at land adjacent to parcels J and L on Buckshaw Village.

Recommendation

2. It is recommended that planning permission is granted subject to conditions.

Main Issues

3. The main issues for consideration in respect of this planning application are:

- Principle of the Proposal
- Design and Appearance and Impact on Character of the Area
- Impact on the Neighbours' amenities

History

4. There is no site history relating to this specific piece of land but the proposal is part of the wider Buckshaw Village.

Representations

5. One letter of objection has been received. They object to the proposal as it shows a 'path to nowhere' which comes off the centre circle path on the green corridor towards Waltham Road. However, there is no access from Waltham Road, outside their house, onto the green corridor as there are railings there. They are concerned that the physical presence of the path will encourage people to use it, and climb over the railings onto Waltham Road as a short-cut onto the David Wilson Aspire development. They would find this unacceptable as they specifically purchased their property on Waltham Road on the basis that it was at the head of a cul-de-sac, with no through traffic - both vehicles and pedestrian. The proposal it will encourage youths to abuse it by climbing over the railings and thus defeating the object of being in a cul-de-sac. They therefore ask that the path up to the railings is removed form the plans.

6. Amended plans have been received removing this path from the plans. The neighbour has been re-consulted on the plans and advises that they have reviewed the plans and confirm that they are happy with the revised proposal.

Consultations

7. **Lancashire County Council Highways** - The green corridor landscape proposal does not directly affect the Highways. However, in view of the residential area around the landscape area, there will be more frequent movement of pedestrians in the proposed green corridor. For safety reasons visibility should be kept clear of any vegetation or trees etc. Trees should be planted at a suitable distance so as not to affect the construction of the adopted footway as well

as the road by its roots. They have no objection to the proposal.

Assessment

Principle of the Development

8. The proposal is for the creation of two green corridors adjacent to parcels J (parcel J2 is to the south) and L which will be joined by a communal square.
9. Both green corridors and the communal square form part of the masterplan for Buckshaw Village and are detailed in the Residential Design Code for the village and the surrounding housing has been designed to front onto it. The proposal is therefore considered acceptable in principle and will enhance the character of Buckshaw Village and ensure residents have easy non-vehicular access to facilities within the site.
10. The green corridor connects with others throughout the site which form the main pedestrian/cycleway throughout Buckshaw Village. The green corridor running west to east will connect the residential areas with the part of the village where the school, community centre, health centre and nursery/training pool are/will be situated. The green corridor running north south will connect to the informal raised landscape area to the west. The communal square will have a children's play area in the centre (design to be agreed and can be controlled by condition).

Design, Appearance and Layout

11. The plans show the path through the green corridors to be a 3m wide footpath, but all the paths throughout Buckshaw are joint footpath/cycleways. The width of the proposed path at 3m is wide enough to accommodate both and so a condition shall be applied to ensure it is built to cater for both pedestrians and cyclists. A condition will also be applied in relation to bollards at both ends of the corridors to be submitted to prevent vehicles accessing them.
12. In relation to the objection received from a neighbouring resident the case officer has checked the original planning approval for that and railings were approved in the position they have been erected preventing pedestrians from walking through. Therefore the path is not required as it would only lead up to the railings. An amended plan has therefore been received removing it from the plans and so discouraging people from climbing over the railings. The proposal is therefore considered acceptable in this respect.

Neighbour Amenity

13. In terms of neighbour amenity, the location of a children's play area has always been envisaged in the centre of the communal square as shown on the masterplan for Buckshaw Village. In addition it is positioned in the centre of the square with landscaping surrounding it. It is therefore considered acceptable in terms of neighbour amenity subject to a condition requiring details of the play equipment to be submitted and approved.

Overall Conclusion

14. The application site is not a garden site and the Council are satisfied that it is brownfield land and therefore the proposal is considered acceptable in principle. The design, appearance and layout are also considered acceptable along with the impact on neighbour amenity in line with HS4 and the Council's adopted Design Guidance SPG. Highways are satisfied that the amended layout overcomes their original objection.

Planning Policies

GN2, GN5, Buckshaw Village Residential Design Code.

Recommendation: Permit Full Planning Permission

Conditions

1. The proposed development must be begun not later than three years from the date of this permission.
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The approved plans are:

Plan Ref.	Received On:	Title:
412/SL01	15 November 2010	Site Location Plan
594/200.1 Rev A	21 January 2011	Landscape Details Sheet 1 of 3
594/200.2	15 November 2010	Landscape Details Sheet 2 of 3
594/200.3	15 November 2010	Landscape Details Sheet 3 of 3
594.401	15 November 2010	Site Sections

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

3. Prior to the commencement of the development full details of the design of the play area in the position shown on drawing 594/200.2 shall be submitted to and approved in writing by the Local Planning Authority. The play area shall be constructed as per the approved details within six months of the communal square being landscaped.
Reason: To ensure the play area is implemented and is to a satisfactory design and in accordance with policy GN2 of the Adopted Chorley Borough Local Plan Review.

4. There shall be no vehicular access onto the footpath/cycleway and as such the erection of bollards 1 metre in height will be required at both ends of the footpath/cycleway hereby approved. Full details of the bollards, including their sting, shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details.
Reason: To ensure that the footpath/cycleway is used for its intended purpose, in the interests of highways safety and in accordance with Policy GN2 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.