

Item 11/00071/FULMAJ

Case Officer Liz Beard

Ward Chorley South East

Proposal Re-plan to plots R282 - R299 (18 No dwellings) and an additional 3 No dwellings (Plots R400 - R403)

Location Formerly Multipart Distribution Limited Pilling Lane Chorley

Applicant Redrow Homes Lancs

Consultation expiry: 2 March 2011

Application expiry: 3 May 2011

Proposal

1. The proposal is for the re-plan to plots R282-R299 (18 no dwellings) and an additional 3 no. dwellings (Plots R400-R403), which is a total of 21 dwellings.
2. The existing approved application which included this part of the site proposed 18 no dwellings, which was a mix of 6 no. 2.5 storey (3 bedrooms), 6 no. 2 storey (3 bedrooms) and 6 no. 2 storeys (3 bedrooms). It is proposed to change it to:
 - 4 no. 2.5 storeys (3 bedrooms)
 - 8 no. 2 storeys (3 bedrooms)
 - 9 no. 2 storeys (2 bedrooms).
3. A total of 11 plots will be social rented housing, and there is a housing association set up to take on these houses. There will be 3 no. 2 bedroom dwellings and 8 no. 3 bedroom dwellings which will be affordable housing (Plots R401-R403 and Plots R292-R299)The same house types, the Kenilworth, Broadway and Evesham will be used, as approved on the previous application (ref:10/00404/FULMAJ).
4. The reserved matters application has been approved for up to 200 dwellings on the site. Although this is an overall increase of 3 no dwellings on this part of the site, the overall total on the Redrow part of the site remains below 200 dwellings, and they will now be building 197 dwellings.

Recommendation

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

Main Issues

6. The main issues for consideration in respect of this planning application are:
 - Design
 - Tenure and Mix
 - Amenity

Representations

7. There have not been any letters of objection received.

Consultations

8. **The Environment Agency** has no comments to make on this application.
9. **United Utilities** have not provided any comments.

10. **Lancashire County Council (Highways)** have no objections and comments that the proposed re-plan and 3 new dwellings with associated parking facilities will have no significant impact on the existing highway network.
11. **Chorley's Waste & Contaminated Land Officer** have not provided any comments.
12. **Council's Tree Officer** has not provided any comments.

Assessment

Background

13. Outline planning permission with all matters reserved, except for access, was approved in April 2005 for residential development. Subsequently all reserved matters have been approved by way of three reserved matters applications. There was also a previous application for the re-plan of 76 no dwellings, which included this part of the site. Therefore the principle of development has been established and this application is for the consideration of a further re-plan of a number of plots, including an additional 3 no. dwellings on this part of the site. The same house types will be used, as those approved as part of the re-plan application (Ref.10/00404/FULMAJ).

Design

14. Plots R282-R287 (inclusive) are in the same location, and the changes include the removal of garages for plots R282-R285 (two storey dwellings, and a mix of two and three bedrooms), and the change in the detailing of the landscaping to the front of Plots R286 and R287 (2.5 storey dwellings).
15. There have been two additional houses provided in the row of dwellings in the middle of this part of the site. There now consists two rows of terraces (4 no dwellings) comprising of 2 no two bedroom dwellings and 2 no three bedroom dwellings. Car parking spaces are provided within the communal square area.
16. The other row of properties now consists of 7 no. dwellings. There is a semi-detached property, comprising of the Kenilworth house type, which is 2.5 storeys and a terrace. The terrace comprises of 5 no dwellings, which are two storey and a mix of two and three bedroom houses. Car parking spaces, as with the other row of terraces, are provided within the communal square area.
17. The dwellings have been slightly moved from their previous positions but are within the same arrangement as the previously approved application for the re-plan, including this site (Application ref. 10/00404/FULMAJ).

Tenure and Mix

18. The tenure and mix of the properties are two and three bedroom houses. There is a mix of eleven affordable houses, which will be social rented by definition, and nine market houses.
19. Plots R401-R403 and Plots R292-R299 are to be affordable houses, of which 3 no. are two bedroom and 8 no. are three bedroom properties. Plots R282-R291 are market houses, of which 6 no are two bedroom properties and 4 no. are three bedroom properties.
20. The mix is considered appropriate and the affordable housing element has been agreed in a Section 106 agreement, which was part of the outline planning application (Ref.04/00934/OUTMAJ). A supplemental Section 106 agreement will be drawn up with this application.

Amenity

21. The privacy distances, garden areas and parking requirements have all been considered. All the properties achieve the required spacing standards and ensure that the amenity of the future residents are protected. The garden areas are all within the 10m requirement, as part of the Supplementary Planning Guidance: Design.

22. The scheme includes a mix of 2 and 3 bedroom accommodation for which the Council usually requires 2 parking spaces. Six of the proposed properties incorporate 2 parking spaces however the remaining 15 have only 1 parking space allocated to them. The previously approved layout for this part of the site incorporates garage accommodation which ensured 2 spaces per property were provided. The applicant has been advised that further parking will be required.

Section 106 Agreement

23. A supplemental Section 106 Agreement is required.

Overall Conclusion

24. The proposed re-plan is considered acceptable. The same house types and materials are to be used, which are appropriate within the area and the remainder of the site. Although there are three additional houses included on this part of the site, the overall total number is now 197, which remains below the 200 houses that Redrow have planning approval for. The application is therefore acceptable and complies with national and local policy.

Other Matters

Sustainability

25. Policy SR1 was adopted following the original grant of outline and reserved matters approval on this site. Various re-plans have been approved across the whole site and the requirements of Policy SR1 were not included due to the fact that the original approvals at this site did not incorporate the requirement. The same applies to this application.

Waste Collection and Storage

26. No details are provided, therefore a condition is suggested to show where the storage of waste will be located.

Planning Policies

National Planning Policies:

PPS1 and PPS3

North West Regional Spatial Strategy:

DP1 & DP7

Adopted Chorley Borough Local Plan Review

Policies GN1, GN5 and HS4.

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Chorley's Local Development Framework

- Policy SR1: Incorporating Sustainable Resources into New Development
- Sustainable Resources Development Plan Document
- Sustainable Resources Supplementary Planning Document

Joint Core Strategy

Policies 5 and 17

Planning History

04/00934/OUTMAJ Residential development including roads, sewers, open space, landscaping and associated works. Approved April 2005.

07/01227/REMAJ Reserved matters application for the construction of access road, public open space, children's play area and associated landscaping. Approved January 2008.

07/01228/REMMAJ Reserved matters application for the erection of 200 houses, with associated roads, footpaths and works. Approved January 2008.

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/REMMAJ), including arrangements 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). Approved July 2010.

Recommendation:

**Permit (Subject to Legal Agreement)
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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The approved plans are:

Plan Ref/Title:	Received On:	Title
4081-11-02-003 Rev F	27 January 2011	Location Plan
4081-11-02-001 Rev U	27 January 2011	Planning Site Layout
4081-11-001-001 Rev E	27 January 2011	Material Schedule
Lex-11-02-003 Rev F	27 January 2011	Boundary Treatment Plan
4081/ENG001 Rev B	27 January 2011	Drainage Layout
C-SD-0806	27 January 2011	Free Standing Brick Walls
C-SD0910	27 January 2011	Gate Within Close Boarded Fence 1.8m High
C-SD0905	27 January 2011	1350mm Close Boarded/450mm Trellis Fencing
C-SD0907	27 January 2011	Close Boarded Fencing 1.8m Panel Effect
C-SD0900	27 January 2011	Post and Rail Fencing
SG-DG01-1-001 Rev B	27 January 2011	Double Garage Type 1 Plan Section & Elevation (Hipped)
C-DG01-1-001-Rev C	27 January 2011	Double Garage Type 1 Plan Section & Elevations
L4081K.1	27 January 2011	The Kenilworth: Social Housing Plots R286-R287
L4081BES.1	27 January 2011	The Broadway-Evesham Social Housing 2 Plots R296-R299 & R400 (Elevations)
L4081BES.1	27 January 2011	The Broadway-Evesham Social Housing 2 Plots R296-R299 & R400 (Floor Plans)
L4081BES.1	27 January 2011	The Broadway-Evesham Social Housing 1 Plots R282-R285 (Elevations)
L4081BES.1	27 January 2011	The Broadway-Evesham Social Housing 1 Plots R282-R285 (Floor Plans)
CHSB02	27 January 2011	The Broadway-Evesham (Elevations)
CHSB02	27 January 2011	The Broadway-Evesham (Floor Plans)
CHSB02	27 January 2011	The Broadway-Evesham (Render)
C3H108	27 January 2011	The Kenilworth

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

3. 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.

4. 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.

5. The external facing materials detailed on the approved plans shall be used and no others substituted. For clarity the Western Red Multi Stock on the approved plan should read Weston Red Multi Stock

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.

6. 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.

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. EP17 of the Adopted Chorley Borough Local Plan Review.

8. Prior to the commencement of 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 thereafter shall be submitted to and approved in writing by the Local Planning Authority. The site thereafter shall be managed by the approved Management Company.

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

9. 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 TR4 of the adopted Chorley Borough Local Plan Review.

10. 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.

11. 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 development. The resident's 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.

12. 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.

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. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and future residents and in accordance with Policy No.s GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

15. The construction of the development shall be carried out between 07.00 hours and 19.00 hours Monday to Friday, and 08.00 hours and 13.00 hours on Saturday. There shall be no construction works carried out on Sundays or Bank/Public Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Policy EP20 of the Chorley Local Plan Review.

16. Prior to the commencement of the development full details of the communal bin collection points shall be submitted to and approved in writing by the Local Planning Authority. The details shall include their location and the proposed hard surfacing materials/ details of the enclosure. The collection points shall only be utilised for the storage of bins on bin collection days and shall be free of bins at all other times. The collection points shall thereafter be retained in perpetuity.

Reason: To ensure adequate refuse collection facilities are provided on site and in the interests of the visual amenities of the area. In accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.