

Item 11/00474/REMAJ

Case Officer Mrs Nicola Hopkins

Ward Clayton-le-Woods And Whittle-le-Woods

Proposal Re-plan of plots 818-823, 863-866 and 927-928 of Parcel I, Phase 2, Buckshaw Village (12 dwellings in total)

Location Parcel I Euxton Lane Euxton Lancashire

Applicant Redrow Homes

Consultation expiry: 1 August 2011

Application expiry: 15 September 2011

Proposal

1. This application relates to a replan of 12 plots at Parcel I, Phase 2, Buckshaw Village. Redrow Homes were granted reserved matters approval in September 2009 for the erection of 227 dwellings at Parcels I and H6. Development has commenced on site and this application proposes a replan of some of these previously approved plots which form part of Parcel I, Phase 2.

Recommendation

2. It is recommended that this application is granted conditional reserved matters planning approval

Main Issues

3. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Background information
 - Amendments compared to the previous approvals
 - Density
 - Levels
 - Impact on the neighbours
 - Design
 - Traffic and Transport

Consultations

4. **The Environment Agency** have no comments to make
5. **Lancashire County Council (Highways)** no objection
6. **Chorley's Waste and Contaminated Land Officer** has no comments to make

Assessment

Principle of the development

7. 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 site is entirely within the boundary of Chorley Borough Council.
8. 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 Phase 2 incorporates

various character areas including Traditional Street character area (facing the Green Corridor along the north eastern boundary of the parcel), Period Formal character area (facing the Green Corridor along the north western boundary of the parcel) and as Village Street character area (facing the central Village Green area associated with the Community Centre).

9. The part of the site subject to this planning application is located within a 'Village Streets' character area. For these areas the Masterplan states that they should reflect the growth of the village and its transition from agrarian to industrial with 2 to 3 storey blocks with a density of 40-50 dwellings per hectare.

Background Information

10. Reserved matters approval for originally granted for the development of Parcels I (Phase 1 and Phase 2) and H6 in September 2009. At the time of this planning approval 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.
11. A separate reserved matters application was submitted and subsequently approved in January 2010 for these remaining plots. The original application incorporated 227 across the two parcels however the subsequent application incorporated amendments to take into account the requirements along the main loop road which resulted in the loss of 3 plots. As such the previous approvals at the site have incorporated the erection of 224 dwellings.

Amendments compared to the previous approvals

Parcel I Phase 2

12. The original reserved matters approval for Parcel I Phase 2 incorporated the erection of 121 dwellings. When the subsequent reserved matters approval was submitted the amendments resulted in the loss of one plot on Phase 2 which resulted in the erection of 120 dwellings on this parcel.
13. In 2010 further amendments were approved to Parcel I, Phase 2 (10/01110/REMMAJ) which included the addition of 2 dwellings (equating to the erection of 122 dwellings on this part of Parcel I).
14. This application proposes amendments to 12 dwellings on Phase 2 which includes:
 - Re-siting plot 818 closer to the highway
 - Substituting the detached dwelling and the pair of semi-detached dwellings on plots 819, 820 and 821 with a pair of semi-detached dwellings and a detached dwelling.
 - Re-siting and substituting the detached 4 bedroom dwelling on plot 822 closer to the highway
 - Replacing and reorientating the approved Brecon house type on plot 823 with a detached Tetbury house type.
 - Re-siting the approved 3 bedroom detached dwelling on plot 863 further away from the highway and substituting it with a detached 4 bedroom dwelling
 - Substituting and reorientating the detached dwelling on plot 864 with a larger detached dwelling.
 - Substituting and reorientating the 4 approved detached dwellings on plots 865-866 and 927-928 with 2 detached and 2 semi-detached dwellings
15. The proposed amendments result in the erection of 8 three bedroom dwellings and 4 four bedroom dwellings on this part of Parcel I (the previous approval incorporated 5 three bedroom dwellings and 7 four bedroom dwellings). The previously approved scheme for this part of the site incorporated ten 2 storey detached properties and two 2 storey semi-detached properties. The proposed amendments include the erection of eight 2 storey detached properties and four 2.5 storey semi-detached properties. The proposed inclusion of 2.5 storey dwellings incorporates 2 storey properties with a front dormer window incorporating accommodation in the roof space.

16. The proposed amendments do not result in an increase in the number of dwellings on this parcel and will not adversely impact on the character or appearance of the scheme.

Density

17. The whole site covers 15.8 acres which equates to 6.39 hectares. In total 225 new dwellings are proposed for the whole site (12 as part of the application) which equates to approximately 35 dwellings per hectare.

Levels

18. The levels on this parcel rise upwards from south to north with the properties along the northern boundary approximately 2 metres higher, in respect of the finished floor level, than the southern boundary. The level difference was addressed as part of the previous approval on the site and no loss of amenity was created. The submitted plan details the finished floor levels of the properties which are considered to be acceptable in respect of neighbour amenity.

Impact on the neighbours

19. When the scheme was originally submitted some of the properties did not meet the required spacing standards however the scheme has been amended to incorporate the required distances and as such it is not considered that the proposal will adversely impact on the amenities of the future residents.

Design

20. The proposed scheme incorporates the erection of 12 dwellings which are examples of Redrow's standard house types which has been utilised elsewhere on the site. As such the principle of these house types has already been established on this site.
21. Seven of the properties proposed in the part of Parcel I Phase 2 subject to this planning application overlook the Central Village Green area. These properties follow the principle which has already been established on this part of the site which will provide a traditional street character with direct vehicular access off the highway serving garages set back/ to the rear of the dwellings.

Traffic and Transport

22. The scheme incorporates a mix of 3 and 4 bedroom dwellings. For the 3 bedroom properties 2 off road parking spaces are required and for the 4 bedroom properties 3 off road parking spaces are required. The originally submitted scheme incorporated sufficient parking for the majority of the plots apart from plot 928 which was a 4 bedroom property with only 2 parking spaces. The applicants were made aware of this issue and the property type has been amended to a three bedroom property with 2 off road parking spaces. Lancashire County Council Highways have no objection to the proposed amendments.

Overall Conclusion

23. The proposed amendments follow the design and layout principles already established for this parcel and as such the amendments are considered to be acceptable.

Other Matters

Waste Collection and Storage

24. Adequate provision is required as part of the development for bin storage and to enable the refuse vehicles to collect the bins. All of the dwellings proposed as part of this application have direct road access to enable bins to be stored kerbside on collection days.

Planning Policies

National Planning Policies:

PPS1, PPS3, PPS23, PPS25

Adopted Chorley Borough Local Plan Review

Policies: GN2, GN5, GN9, EP18, HS4, HS5, TR1, TR4, TR18

Buckshaw Village Residential Design Code

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. Approved December 2002

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

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

09/00449/REMAJ: 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/REMAJ and 05/00525/REMAJ. Approved September 2009

09/00797/REMAJ: 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/REMAJ and 05/00525/REMAJ and a part amendment to reserved matters approval 09/00449/REMAJ. Approved January 2010

10/00072/DIS: Application to discharge conditions 5 & 12 attached to planning approval reference 09/00797/REMAJ. Discharged April 2010

10/00074/FUL: Application for variation of condition 5 attached to planning approval reference 09/00449/REMAJ. Approved April 2010

10/00197/MNMA: Application for a Minor Non Material Amendment to replace garages with 2 parking spaces at Parcel H6 & Parcel I, Buckshaw Village. Approved April 2010

10/00350/REMAJ: Reserved Matters Application for a Plot substitution of Plots 890-895 & 915-921 - 13No Dwellings (Phase I1) and Plots 757-763 / 782-789 / 816-823 & 829-868 - 63No Dwellings (Phase I2) - 76No Dwellings in total. Approved July 2010

10/00711/DIS: Discharge of conditions attached to planning application approval 10/00350/REMAJ. Discharged April 2010

10/00713/MNMA: Minor material amendment for additional garage for PLOT 897 to be added to side of double garage PLOT 888 & 889. Approved September 2010

10/01110/REMAJ: Re-plan of plots 759-760, 788-789, 811, 818-823, 829, 845, 863-866 and 927-929 of Parcel I, Phase 2. Re-plan of plots 886-890, 894-900, 874-880 and 899 of Parcel I, Phase 1. Re-plan of plots 721-725 of Parcel H6. (43 dwellings in total). All approved as part of planning approvals 09/00449/REMAJ, 09/00797/REMAJ and 10/00350/REMAJ. Approved April 2011

Recommendation: Approve Reserved Matters Conditions

1. The approved plans are:

Plan Ref.	Received On:	Title:
BVED-01 Rev E	21 July 2011	Location Plan
BV-I/H6/ENG022 Rev E	27 May 2011	Various Detail
BV-I/H6/ENG001-1 Rev E	27 May 2011	Highway Surfacing Plan
BV-I/H6/ENG001-1 Rev D	27 May 2011	Drainage Layout

Parcel I Phase 2

Plan Ref.	Received On:	Title
BV-IPH2-11-02-002 Rev V	21 July 2011	Detailed Site Layout
BV-IPH2-11-02-002 Rev M	21 July 2011	Material Schedule
BV-IPH2-11-02-003 Rev E	21 July 2011	Boundary Treatment Plan

House Types

C3H108	27 May 2011	The Kenilworth (Brick)
C3H108	27 May 2011	The Kenilworth (Render)
C3H108	27 May 2011	The Kenilworth (Brick)
C4H109	27 May 2011	The Stratford (Brick)
C4H109	27 May 2011	The Stratford (Render)
C3H099	27 th May 2011	The Brecon 2
C4H127	27 May 2011	The Oxford + Brick
C3H102	27 May 2011	The Warwick
C3H090	15 July 2011	The Tetbury
C4H133 Rev C	21 July 2011	The Cambridge

Garage Accommodation

L-DSG02 Rev B	27 May 2011	Double Single Garage
C-SG02 Rev B	27 May 2011	Single Garage
C-DG03 Rev C	27 May 2011	Double Garage

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

- 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.
- 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.
- 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..

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.
- The external facing materials detailed on the approved plans shall be used.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review
- The hard ground- surfacing materials detailed on the approved plans shall be used.

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.
- 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.

8. 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.

9. 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

10. 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.

11. 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.