

Item 11 **11/00817/REM**

Case Officer **Mrs Nicola Hopkins**

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

Proposal **Re-plan of plots 842-843, 846-851 and 929 of Parcel I, Phase 2 (9 dwellings).**

Location **Land Parcel H6 Lancashire Drive Buckshaw Village Lancashire**

Applicant **Redrow Homes Lancs**

Consultation expiry: **13 October 2011**

Application expiry: **4 November 2011**

Proposal

1. This application relates to a re-plan of 9 dwellings previously approved at Parcel I, Buckshaw Village
2. Redrow Homes were granted reserved matters approval in September 2009 for the erection of 227 dwellings at Parcel I (split into two phases) and parcel H6 at Buckshaw Village. Since this original approval there have been various re-plans approved and this application proposed further amendments to the scheme.

Recommendation

3. It is recommended that this application is granted conditional planning approval

Main Issues

4. 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

Representations

5. **Whittle le Woods Parish Council** have no comments to make

Consultations

6. **The Environment Agency** have no comments to make
7. **Director People and Places** has no objections
8. **Lancashire County Council (Highways)** have no objection

Assessment

Principle of the development

1. 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.
2. 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).

3. The part of the site subject to this planning application is located within a 'Period Formal' character area. For these areas the Masterplan states that these areas should incorporate late 18 Century early 19 Century expansion of the village with a density of 30-50 dwellings per hectare.

Background Information

4. Reserved matters approval was 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.
5. 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

6. 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.
7. In 2010 further amendments were approved to Parcel I, Phase 2 (10/00350/REMMAJ and 10/01110/REMMAJ) which included the addition of 2 dwellings (equating to the erection of 122 dwellings on this part of Parcel I).
8. This application proposes amendments to 9 dwellings on Phase 2 which includes:
 - Resiting and removing the attached double garage at plot 929
 - Removal of plot 852 which was attached to the adjacent apartment block (which results in the erection of 121 dwellings across Parcel I Phase 2)
 - The replacement of a row of 4 terraced properties (plots 848-851) with 2 sets of semi-detached properties
 - Attaching the garage accommodation to plots 846 and 847
 - Attaching the garage accommodation to plots 842 and 843
9. The proposed amendments result in the erection of 1 two bedroom flat over garage, 2 three bedroom dwellings and 6 four bedroom dwellings on this part of Parcel I (the previous approval incorporated 1 two bedroom flat over garage, 4 three bedroom dwellings and 4 four bedroom dwellings). The previously approved scheme for this part of the site incorporated five 2 storey properties and four 2.5 storey properties. The proposed amendments include the erection of seven 2 storey properties and two 2.5 storey semi-detached properties. The proposed 2.5 storey dwellings incorporate 2 storey properties with a front dormer window incorporating accommodation in the roof space.
10. The proposed amendments do not result in an increase in the number of dwellings on this parcel (in fact the amendments result in a decrease in dwellings) and will not adversely impact on the character or appearance of the scheme.

Density

11. The whole site covers 15.8 acres which equates to 6.39 hectares. In total 226 new dwellings are proposed for the whole site (9 as part of the application) which equates to approximately 35 dwellings per hectare.

Levels

12. 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

13. The majority of the dwellings subject to this application face the green corridor and as such have no immediate neighbours. Plot 929 is sited 15 metres from the rear elevation of plot 863 however the proposed property is a flat over garage and as such does not incorporate any first floor rear windows.

Plots 842 and 843 are adjacent to plot 844 however the properties meet the required spacing distances and as such will not adversely impact on the amenities of the future residents.

Design

14. The proposed scheme incorporates the erection of 9 dwellings which are examples of Redrows 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.

Traffic and Transport

15. The scheme incorporates a mix of 2, 3 and 4 bedroom dwellings. For the 2 and 3 bedroom properties 2 off road parking spaces are required and for the 4 bedroom properties 3 off road parking spaces are required. The scheme as submitted provides adequate parking space. Lancashire County Council Highways have no objection to the proposed amendments.

Overall Conclusion

16. 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

17. The Council's Waste and Contaminated Land Officer has reviewed the scheme from a waste collection perspective and has no objection to the proposals. As such the scheme is considered to be acceptable in this regard.

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

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

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

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

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

10/00074/FUL: Application for variation of condition 5 attached to planning approval reference 09/00449/REMMAJ. 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

11/00474/REMAJ: Re-plan of plots 818-823, 863-866 and 927-928 of Parcel I, Phase 2, Buckshaw Village (12 dwellings in total). Approved August 2011

Recommendation: Permit Full Planning Permission Conditions

1. The approved plans are:

Plan Ref.	Received On:	Title:
BVED-01 Rev E	9 September 2011	Location Plan
BV-I/H6/ENG022 Rev F	9 September 2011	Various Detail
BV-I/H6/ENG001-1 Rev D	12 October 2011	Highway Surfacing Plan
	12 October 2011	Drainage Layout
 <u>Parcel I Phase 2</u>		
Plan Ref.	Received On:	Title
BV-IPH2-11-02-002 Rev X	9 September 2011	Detailed Site Layout
BV-IPH2-11-02-002 Rev O	9 September 2011	Material Schedule
BV-IPH2-11-02-003 Rev F	9 September 2011	Boundary Treatment Plan
 <u>House Types</u>		
A2A064 Rev A	9 September 2011	The Ashdon A
C4H114 Rev A	9 September 2011	The Stratford
C4H114 Rev A	9 September 2011	The Stratford (Render)
C3H095	9 September 2011	The Letchworth
C4H134-2	9 September 2011	The York
 <u>Garage Accommodation</u>		
L-DSG04	9 September 2011	Double Single Garage
C-SG02 Rev B	9 September 2011	Singe Garage

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

2. 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.

3. 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. 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.

5. 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
6. 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.
7. 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.