

Item A. 2	05/01167/REMMAJ	Approve Reserved Matters
Case Officer	Mr Neil Higson	
Ward	Astley And Buckshaw	
Proposal	Erection of 29 no. dwellings consisting of 24 no. 3 storey flats and 5 no. houses together with associated parking,	
Location	Land To The West Of Central Avenue Royal Ordnance Site Including Land Between Dawson Lane And Euxton Lane Euxton Lancashire	
Applicant	Barratt Homes Ltd	
Proposal	<p>The proposal is to develop an area of the Royal Ordnance Factory within the area covered by the outline planning permission and the Buckshaw Village Master Plan. The site is located on the western side of Central Avenue and is accessed via roundabout 2 along the secondary residential road, which also serves the recent “Debut” housing development and the residential care home proposal on the land known as Group 10. The site is bounded to the north by the Borough Boundary with South Ribble Borough Council and the development will continue across the boundary with the majority of the development being within South Ribble. To the west is an area of comparatively mature woodland which is to be retained; while to the south west is the BAE retained operational land.</p> <p>The parcel is approximately 0.36ha in size and this application seeks reserved matters for the erection of 29 dwellings comprising 24 one and two bed flats within a three-storey block and 5 no. 2-bed houses with ancillary car parking in the form of two parking courts located to the rear of the housing. The ipad flat element is Barratt’s model for providing high density smaller housing unit and is of a more contemporary design making use of timber, render and brick to provide an horizontal emphasis which would be broken by a full height glazed screen under a concave aluminium roof.</p>	
Planning Policy	<p>Adopted Chorley Borough Local Plan Review: GN2 – Royal Ordnance Site, Euxton GN5 – Building Design GN8 – High Density Development HS4 – Design and Layout of Residential Developments HS5 – Affordable Housing TR4 – Highway Development Control Criteria TR18 – Provision for pedestrians and cyclists TR20 – access for mobility impaired TR21 - access for mobility impaired Joint Replacement Lancashire Structure Plan 2001-2016; Policy 3 - Strategic Locations for Development Policy 7 – Accessibility and Transport</p>	

Planning History 02/00748/OUTMAJ – Modification of conditions on outline permission for mixed-use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station) – Approved 16 December 2002 subject to S106 Agreement.

5/01136/NLA - Erection of 104 no. 2 & 3 storey dwellings and 3 storey apartment blocks together with associated roads and sewers – no objection.

Representations None received.

Consultations The following comments have been received:

South Ribble Borough Council - has no objections.

LCC Highways - If the Borough engineers are satisfied with the vehicular access details then no objection is raised to the principle of the development and the traffic generated. There should be a minimum of 10% mobility parking provision on the site and therefore additional provision should be made for the mobility impaired and cycle/motorcycles.

United Utilities - has no objection to the principle of the proposal subject to conditions relating to separate drainage.

Head of Environmental Services – Sufficient bin stores should be provided for the flats and suitable access for the collection vehicles. The bin store will need to be big enough to house bins for refuse, glass, plastics & cans and paper.

Head of Public Space Services – No objections.

South Ribble Borough Council – No objections.

LCC Strategic Policy – Does not raise matters of strategic importance, no comment.

Environment Agency – No objections.

English Nature – No comment.

Health and Safety Explosives Inspectorate – No objections.

Chorley Community Safety Partnership – It is recommended that the south and west boundary of the car park to the ipad flats be demarcated by a secure metal fence to a minimum height of 2.1m to prevent the development of desire lines and create a feeling of ownership.

There is nothing to indicate the level of lighting for the car parks which should be given consideration and shopping carry distances from furthest away parking spaces could result in users of those spaces parking at the front of the properties rather than the rear. In

curtilage parking would be much preferable. Proposed trees and hedges should be subject to strict maintenance and enhance the natural surveillance of the parking areas.

The development should adhere to principles of secured by design.

Urban Design/Conservation Officer – The site chosen for the ipads is at termination of the view along the road providing access into the site from the south and east and therefore is likely to be extremely visible. The development should therefore provide interest and contribute to the sense of place. Though the site is comparatively flat there are trees to its western edge helping to screen the development from views from that direction.

Doubts do exist over the exact materials and their weathering capabilities and therefore conditions requiring the subsequent approval of these materials will be required. Similarly a suitable landscaping scheme which would break up the large area of hardstanding and improve the relationship between the car park and the open space.

Generally it is felt that in this location the ipads will contribute to the streetscape providing an interesting contrast and entrance to the adjacent lower key estate housing whilst relating to the equally different design of the Debut Homes.

In comparison the 5 properties forming part of this application and sited to the north of the ipad flats are plain in character with little detailing or articulation. When viewed as a terrace of 5 properties in close proximity to the ipads they do not sit comfortably in that context and will be somewhat dwarfed in scale compared to them. However, the houses will also be viewed in the context of the overall estate of 104 similar properties proposed for the area to the north, which is within the administrative area of South Ribble Borough Council and with which they would be more closely related.

Assessment

The development is the latest parcel for which reserved matters are applied for in accordance with the Master Plan approved under the outline permission.

The site is identified in the Lancashire Structure Plan and the Draft Replacement Structure, and as strategic location for development. The Chorley Borough Local Plan Review identifies the site as being within the Urban Village designation of Policy GN2. It is therefore not considered to be windfall housing to which the Windfall Housing SPG applies. Affordable Housing in accordance with the requirements of Policy HS5 is to be provided elsewhere on the Buckshaw Village development.

Policy GN2 states that high quality and phased development at the Royal Ordnance site will be permitted for purposes appropriate to the concept of an Urban Village, and will comprise a number of mixed uses including residential and office development. Policy

GN5 advises that proposed developments should be well related to their surroundings, including public spaces and with landscaping fully integrated into the overall scheme. The appearance, layout and spacing of new buildings should respect the distinctiveness of the area. GN8 requires development to be built at as high a density as can be achieved taking account of the physical characteristics of the site; character of the surrounding area; surrounding amenity and being of an acceptable standard of design and layout. Policy HS4 outlines a number of criteria that new housing developments should satisfy. These include creating an interesting visual environment; respect for the surrounding area in terms of scale, design, layout, building style and materials; providing privacy and amenity for residents; providing safe access; encouraging community safety; providing adequate facilities to deal with household waste.

The site is located within an area of differing architectural styles and scales that have either already been constructed or are proposed in this location resulting in a potentially varied and interesting streetscape along this part of Road 1. This added interest also has the result of achieving any degree of architectural balance more difficult, however, generally it is considered that in this location the ipads will contribute to the streetscape. It will provide an interesting contrast and entrance to the lower key estate housing to the rear whilst relating appropriately to the equally different design of the Debut Homes.

In relation to the terrace of 5 Birkdale Houses, some concern is held over their limited architectural merit and their juxtaposition with the much larger ipad flatted block to the south. Also their siting means they will have limited engagement with the streetscape due to their orientation at right angles to the estate road thereby presenting a gable end to the highway. However, it is important to note that the houses will be viewed in the context of the overall estate to the north (which is within South Ribble Borough Council) with which they enjoy their strongest spatial and aesthetic relationship. That estate as proposed will have a strong suburban feel and contains 34 of the Birkdale type properties within the overall layout, therefore any excessive amendments to the design and arrangement of these units will impact on the wider estate as a whole.

The car parking will be provided by way of private open courts and is generally in line with the requirements of the parking standards as contained within the JLSP, there is however a lack of mobility parking and parking for motorcycles and cycles and amended plans addressing this issue have been requested. It has also been requested that details of the proposed bin store to serve the flats be included. Any amendments received will be reported via the addendum. A condition will be imposed requiring a detailed landscaping scheme to be submitted to address the relationship of the parking court and the adjacent open area.

Policies TR4, TR18, TR20 and TR21 of the Local Plan and Policy 7 of the Joint Lancashire Structure Plan contain various criteria to

ensure that access to sites is suitable, will not result in unacceptable traffic flows through residential areas, will be well linked to the main road network, properly mitigate any highway and transport problems that may arise, provide safe and adequate access for vehicles, cyclists and pedestrians, and appropriate traffic calming, with a road layout that is appropriate to the locality. It is considered that the proposal adequately addresses these issues.

Conclusion

It is considered that the proposal generally accords with Policies GN2, GN5, GN8, HS4, TR4, TR18, TR20 and TR21 of the Adopted Chorley Borough Local Plan Review; Policies 3 and 7 of the Joint Lancashire Structure Plan and the Buckshaw Village Residential Design Code and it is recommended that permission be granted.

Recommendation: Approve Reserved Matters Conditions

1. 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 plan(s)) 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.

2. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

3. 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.

4. 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.

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.

6. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 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, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review.
