

**Item 4j**                    **11/00974/REMMAJ**

**Case Officer**            **Mrs Nicola Hopkins**

**Ward**                      **Astley And Buckshaw**

**Proposal**                 **Section 73 application to vary condition 1 (approved plans) of reserved matters approval 06/00786/REMMAJ involving altering the location of the junctions**

**Location**                **Land South Of Buckshaw Avenue Buckshaw Avenue Buckshaw Village Lancashire**

**Applicant**               **Redrow Homes (Lancashire) Ltd**

**Consultation expiry: 11 January 2012**

**Application expiry: 23 February 2012**

### **Proposal**

1. This application is a section 73 application to vary condition 1 of reserved matters approval 06/00786/REMMAJ at Buckshaw Village. The reserved matters approval related to the construction of main access road, now known as Ordnance Road, to serve the southern commercial area of Buckshaw Village which includes the railway station and Tesco.
2. This application relates to varying condition 1 of the reserved matters approval to alter the location of the junctions on the western section of the loop road.

### **Recommendation**

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

### **Main Issues**

4. The main issues for consideration in respect of this planning application are:
  - Principle of the development
  - Condition 1

### **Consultations**

5. **Lancashire County Council (Highways)** have commented on the proposals which are addressed below.

### **Applicants Case**

6. The proposals involve altering the junctions along the West Road to provide sufficient access to the future residential developments, which include:
  - Relocating 2 junctions on the eastern side of West Road
  - Creating 1 new access points on the western side
  - Omitting the junction from the roundabout

### **Assessment**

#### Principle of the development

7. The principle of redeveloping the site was established by the grant of reserved matters approval. This application purely proposes amendments to the detail of the approval which is addressed below.

#### Condition 1

8. Condition 1 of the reserved matters approval stated:

The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of the outline planning permission or this approval of reserved matters or unless otherwise first agreed to in writing by the Local Planning Authority. *Reason: To define the permission and in the interests of the proper development of the site.*

9. As set out above Redrow Homes are suggesting amendments to the approved scheme and as such they propose that the development is not carried out in accordance with the approved plans as required in accordance with condition 1 of the reserved matters approval. If this application is approved an identical condition will be attached to the decision notice.
10. Lancashire County Council Highways have reviewed the proposals and confirmed they have no objection in principle to the proposed highway alterations at this time however the Highway Engineer has commented that the suitability of the junction details, in terms of being able to serve the particular development sites, will be the subject of future prospective planning applications and may therefore be open to further comments.
11. The Highway Engineer has however been advised that if the junctions are approved as part of this application then they would not be subject to future applications or comment. The application is supported by plans of potential development of the parcels the junctions will serve and the Highway Engineer has confirmed that the proposed new access north of the site to serve the future proposed residential development (Barratt parcel 2) is acceptable. However the second new access north of the roundabout alongside the suggested home zone type of development is suitable only to serve as a pedestrian/cycle link and is inappropriate for use as a vehicular access.
12. In terms of the proposed relocation of the 2 eastern accesses they are acceptable for residential development. The new access on the eastern side is suitable only as a pedestrian/cycle link and is inappropriate for vehicular use.
13. Following receipt of these comments the applicants have amended the plans omitting the 2 vehicular accesses onto West Road. The Highway Engineer has confirmed that the amended plans are acceptable.

### **Overall Conclusion**

14. The proposed amendments to the siting of the junctions along the western arm of the loop road are considered to be acceptable from a highway safety perspective and as such the application is recommended for approval.

### **Planning Policies**

#### National Planning Policies:

PPS1, PPG13

#### Adopted Chorley Borough Local Plan Review

Policies: GN2- Royal Ordnance Site, Euxton  
TR4- Highway Development Control Criteria  
TR18- Provision for Pedestrians and Cyclists in New Development

#### Supplementary Planning Guidance:

- Design Guide

## 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 December 2002

**04/00992/REMAJ-** Extension of distributor road to serve residential and commercial development. Withdrawn March 2005

**05/00523/REMAJ-** Formation of link road to serve residential and commercial development. Permitted July 2005

**05/00525/REMAJ-** Formation of link road to serve residential and commercial development (duplicate of planning application 05/00523/REMAJ). Permitted July 2005

**05/01232/REMAJ-** Completion of East/West Link Road from Central Avenue to Strategic Regional Site Link Road, site area approx 2 hectares. Permitted March 2006

**06/00781/REMAJ-** Construction of and additional 50 metre ICD roundabout along the Buckshaw Link road at the eastern end of the Redrow/ Barratt section of the road. Approved September 2006

**06/00786/REMAJ-** Construction of main access road, drainage and landscaping along southern commercial perimeter road. Approved September 2006.

**09/00250/DIS-** Application to discharge conditions 3, 4, 5, 6 and 7 of application 06/00786/REMAJ. Discharged May 2009

**11/00846/FUL-** Proposed access road from West Road to Buckshaw Hall with associated sewers (resubmission of withdrawn application ref: 11/00598/FUL). Approved November 2011

## Recommendation: Approve Reserved Matters Conditions

### 1. The approved plans are:

Plan Ref.	Received On:	Title:
BH-AR-006 Rev B	4 January 2012	Location Plan- Proposed Road
Junctions		
BH-AR-007 Rev D	4 January 2012	Road Junction Site Engineering
Layout		
BH-AR-005 Rev D	4 January 2012	Proposed Road Junction Site Layout
BV-SC-ENG-11-2	9 October 2009	South Road Drainage Layout
BV-SC-ENG-10	30 March 2009	South Road Typical Section
BV-SC-ENG-08	30 March 2009	South Road Long Section
BV-SC-ENG-02 Rev A	4 January 2012	General Arrangement @ 1000.
BV-SC-ENG-07 Rev A	4 January 2012	West Road Longsection.
BV-SC-ENG-09 Rev A	4 January 2012	West Road Typical Section.
SCP-06182-001 Rev C	4 January 2012	General Arrangement.
SCP-06182-003 Rev C	4 January 2012	Typical Cross Section, 1 of 3.
SCP-06182-003 Rev C	4 January 2012	Typical Cross Section, 2 of 3.
SCP-06182-003 Rev C	4 January 2012	Typical Cross Section, 3 of 3.
SCP-06182-005 Rev C	4 January 2012	Pavement & Verge Construction.
SCP-06182-006 Rev C	4 January 2012	Drainage Arrangement.
SCP-06182-007 Rev C	4 January 2012	Signs and Markings 1 of 2.
SCP-06182-007 Rev C	4 January 2012	Signs and Markings 2 of 2.
SCP-06182-008 Rev C	4 January 2012	Street Lighting 1 of 2.
SCP-06182-008 Rev C	4 January 2012	Street Lighting 2 of 2.

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

### 2. The street lighting shall be implemented in accordance with the approved details and the details approved as part of application 09/00250/DIS. Reason: To ensure adequate

*lighting of the carriageways, footpaths and cycle ways; and in accordance with the provisions of policy TR4 of the Adopted Chorley Borough Local Plan Review.*

3. **The construction of the carriageways shall be implemented in accordance with the approved details and the details approved as part of application 09/00250/DIS. Reason: *In order to ensure a satisfactory level of construction of the new road, footpaths and cycleways and in accordance with the provisions of policies TR4 and TR18 of the Adopted Chorley Local Plan Review.***
4. **The drainage infrastructure for the carriageways, footpaths and cycleways shall be implemented in accordance with the approved details and the details approved as part of application 09/00250/DIS. Reason: *To ensure satisfactory surface water drainage for the approved highway and to accord with the provisions of policy TR4 of the Adopted Chorley Borough Local Plan Review.***
5. **The ground levels and road levels shall be implemented in accordance with the approved details and the details approved as part of application 09/00250/DIS. Reason: *To protect the appearance of the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.***
6. **The carriageway crossing points shall be implemented in accordance with the approved details and the details approved as part of application 09/00250/DIS. Reason: *In the interests of securing a satisfactory standard of development for crossing the highway in the interests of highway safety; also to accord with the provisions of Policy TR4 of the Adopted Borough Local Plan Review.***