

Item A. 1	06/00118/REMAJ Matters	Approve Reserved
Case Officer	Miss Caron Taylor	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Erection of 45 dwellings with a mixture of 2 & 2.5 storey properties with associated garaging, roads and sewer works.	
Location	Parcel H4 Off Euxton Lane Euxton Lane Euxton Lancashire	
Applicant	Redrow Homes (Lancashire) Ltd	
Background	<p>The application is one of a number of reserved matter applications at Buckshaw Village. Outline permission was granted at the site 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 is entirely within the boundary of Chorley Borough Council (known as parcel H4).</p>	
Proposals	<p>The current proposal is to erect 45 dwellings with a mixture of 2 and 2½ storey properties with associated garaging, roads and sewer works. The parcel is located to the east of the development that has been implemented to date, adjacent to parcels known as H1 and H2 which had reserved matters approved in August 2005. The proposals will be accessed from the east west link road as well as from the internal road system through other parcels on the site.</p> <p>The layout of the parcel is cul-de-sacs accessed off a wider central avenue with a 1930s theme. This central avenue will have a boundary treatment of railings with hedging behind, with the more open plan cul-de-sacs leading off at right angles. Each property will have private garaging and a driveway. The proposed properties are standard house types, some 2 storey and some 2½ storey by the addition of dormer windows in their roof planes. All are built of traditional brick and tile materials.</p> <p>Along the boundary of the parcel with the link road landscaping is proposed to soften the edge of the development. Properties on this boundary will face the link road to avoid prominent views of the rear of dwellings from the main road. A footpath link is provided between the development and the link road close to where the bus stops will be provided to allow pedestrian access, increasing permeability of the site.</p>	
Planning Policy	<p>GN2: Royal Ordnance Site, Euxton GN5: Building Design HS4: Design and Layout of Residential Developments TR4: Highway Development Control Criteria</p> <p>Joint Replacement Structure Plan 2001-2016: Policy 3 Strategic Locations for Development</p>	

Planning History (granted in 1999) 97/509/OUT: Outline application for mixed use development

02/748/OUT: Modification of conditions on outline permission for mixed use development

Consultations: **LCC (Planning):** As the application is for reserved matters they do not consider that the application raises matters of strategic significance. It is noted that the proposed development would be of a density below that suggested in PPG3: Housing. You may wish to consider this matter in relation to the broader proposals for the area.

Chorley Head of Public Space Services (Highways): State that the drive arrangements are not acceptable. Drives must exit at 90 degrees and not be located on or at junctions (amended plans have been submitted in response to these comments).

LCC (Highways):
Have no objections to the principle of the proposed development in accordance with the conditions of the relevant outline permission.

Head of Environmental Services: No objections

Chorley Community Safety Partnership: Comment that some plots back onto proposed parking for future phases and ask that substantial boundary treatment should be added to the scheme in this location for privacy and security. They also add that rumble strips at the entrances to the connecting roads would act as traffic calming measures. Regarding the western boundary of the development they suggest the boundary is strengthened to discourage pedestrian access to the main road particularly near the proposed bus stop. These issues are addressed later in the report.

Third Party Representations None received

Assessment 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. The site is allocated as a contemporary housing area in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Design Code states that contemporary housing areas will be characterised by modern estate development with roads, cul-de-sacs and country lane form of development to appear as more recent village expansion behind traditional streets. It will use standard house types with curtilage parking. It is therefore considered that the proposals accord with Policy GN2.

Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping integrated into the scheme. The appearance, layout and spacing of new buildings should respect the distinctiveness of the area. As stated previously the proposals are considered to be in line with the Buckshaw Village Design Code and landscaping has been integrated into the scheme in accordance with Policy GN5.

Policy HS4 lays down the criteria that residential developments should satisfy in terms of design and layout. It is considered that the proposals comply with this policy in that the proposals sit comfortably with the adjacent parcels already approved. Amended plans have been received in response to comments from Chorley Highways amending the layout of the garage and driveway arrangements in relation to the road layout. It is now considered to be acceptable in highways terms.

Other amendments have been made to the scheme at the request of the case officer including amendments to boundary lines between properties to overcome interface problems and the changing of house types and reorientation of some properties to increase the distance between plots to reduce overlooking. A footpath link from the parcel to the east west link road has also been added to provide access to the bus stop for pedestrians.

Buckshaw Village is characterised by its dense development and the Council's interface distances between properties have largely been met within the amended layout. In the few instances where the proposals do not meet the interface distance guidelines the dwellings have been orientated to ensure the level of privacy for occupiers is acceptable and the proposals therefore comply with Policy HS4.

Regarding the comments of Chorley Community Safety Partnership, the amendments to the scheme include a buffer planting strip along the boundary with the future development parcel to overcome their concern of privacy and security. Although rumble strips have not been added to the junction with the connecting roads, there are rumble strips at the entrance to the cul-de-sacs. Highways do not require rumble strips in the location suggested. The Community Safety Partnership has also suggested that the boundary with the east west link road be strengthened to discourage pedestrian access to the main road near the bus stops. However, alternative forms of transport other than the car should be encouraged and so a footpath has been provided therefore preventing a long walk from the development to the bus stops. One of the key objectives of the Village Design Guide is to ensure journeys within Buckshaw can be easily undertaken by walking or cycling and to areas beyond by the use of public transport.

Policy TR4 outlines the highway development control criteria. It is considered that the amended layout complies with this policy in terms of access, parking, garaging and access for servicing and emergency vehicles.

Conclusion For the reasons above, the application is recommended for approval.

Recommendation: Approve Reserved Matters Conditions

1. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the

Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, 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.

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 (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.

3. 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 and HS4 of the Adopted Chorley Borough Local Plan Review.

4. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.

Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR18 of the Adopted Chorley Borough Local Plan Review.

5. 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.

6. 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.

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 and HS4 of the Adopted Chorley Borough Local Plan Review.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (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.

9. The development hereby permitted shall be carried out in accordance with the submitted plan(s), as amended by those plans received on 22nd March 2006.

Reason: To define the permission and ensure a satisfactory form of development.

10. 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 and EM2 of the Adopted Chorley Borough Local Plan Review.

11. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

12. The garage 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. The garages shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.