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| <b>Item A. 3</b>        | <b>06/00676/REMAJ</b>  | <b>Approve Reserved Matters</b> |
| <b>Case Officer</b>     | <b>Miss Caron Taylor</b>   |                                 |
| <b>Ward</b>             | <b>Clayton-le-Woods And Whittle-le-Woods</b>   |                                 |
| <b>Proposal</b>         | <b>Erection of 106 dwellings with associated landscaping, parking, bin stores, roads and sewers,</b>   |                                 |
| <b>Location</b>         | <b>Parcel H7 Buckshaw Village Euxton Lane Euxton Lancashire</b>  |                                 |
| <b>Applicant</b>        | <b>Mr J Lowe (Redrow Homes (Lancashire) Ltd)</b>   |                                 |
| <b>Background</b>       | <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 H7).</p>  |                                 |
| <b>Proposals</b>        | <p>The current proposal is to erect 106 'Debut' dwellings with associated landscaping, parking, bin stores, roads and sewers.</p> <p>The parcel is situated on the east side of the site between the east-west link road and a green corridor as set out in the Buckshaw Village Master Plan. It is proposed to erect 50 one-bed homes/apartments and 56 two-bed two-storey homes. The proposals will be accessed via a single access from the internal road system close to the junction with the east-west link road.</p> <p>The 'Debut' properties proposed (71 were approved by committee in April 2005 on another part of the site and are now completed) are high density housing at affordable prices, targeted at first time buyers and young people. The developer achieves more affordable housing by the exclusion of private amenity space and a more flexible approach to spaces between dwellings. Modern construction methods are utilised which means large elements of the buildings would be brought to site pre-fabricated and erected in a much shorter period of time than standard construction methods would allow.</p> <p>The development has parking courtyards, cycle stores and bin stores. A landscaped amenity area is provided in a courtyard.</p> |                                 |
| <b>Planning Policy</b>  | <p>GN2: Royal Ordnance Site, Euxton<br/> GN5: Building Design<br/> HS4: Design and Layout of Residential Developments<br/> TR4: Highway Development Control Criteria</p> <p>Joint Replacement Structure Plan 2001-2016: Policy 3 Strategic Locations for Development</p>   |                                 |
| <b>Planning History</b> | <p>97/509/OUT: Outline application for mixed use development (granted in 1999)<br/> 02/748/OUT: Modification of conditions on outline permission for mixed use development<br/> 06/00493/REMAJ: Earlier this year an application for Debut</p>   |                                 |

properties on this parcel was withdrawn to allow further discussions to take place between Redrow and council officers.

**Consultations:**

Council's Urban Designer:

The Council's Urban Designer commented on the previously withdrawn application for Debut on this parcel. He had concerns regarding the overall design of the specific units, but equally importantly their ability to relate to their context and the surrounding streetscape as the majority of the surrounding parcels are of a simple suburban estate form.

The application now under consideration has altered the layout and positioning of the properties from the previously withdrawn application. The west and south sides of the site abut the east-west link road and the parcel is in the Green Belt. It was felt that the previous scheme was too prominent due to the height of the properties and their position on the bend in the link road. The layout now proposed has reduced the number of dwellings on the parcel, therefore reducing the height of some blocks and the lower two-storey units are now positioned against the link road, with the three-storey units against the green corridor on the other side of the parcel. This reduces the prominence of the proposals and allows the development to 'taper off' towards the link road.

Chorley Head of Public Space Services (Highways):

The scheme is not suitable for adoption therefore details of a management scheme should be provided.

Director of Streetscene Neighbourhoods & Environment:

The dwellings that are designed for the occupants to dispose of refuse and recyclable material to a communal storage area should be provided with adequate storage accommodation/space for a range of communal refuse and recycling containers, including 1100-litre and 660-litre wheeled bins.

There is a general requirement for adequate vehicular access to communal bin storage areas; due regard should be given to HGV access; in particular the developer should avoid creating narrow access points and steep slopes. Management arrangements should be put in place for providing, repairing and cleaning communal refuse/recycling facilities.

At the request of the case officer plans have been received showing successful tracking of a refuse vehicle through the site and the location of bin stores.

Monitoring for the generation and migration of gas has taken place on Buckshaw. The Director of Streetscene Neighbourhoods & Environment has requested a condition be placed on any permission requiring details of gas protection measures to be incorporated into the development be submitted to the Local Planning Authority for approval prior to commencement.

Multi Agency Problem Solving (MAPS):

Requested a plan of the proposed communal areas. This has now been received and has been sent to them for consultation. Any comments will be placed on the addendum.

United Utilities:

No objection subject to conditions.

Health and Safety Executive

HM Chief Inspector of Explosives has no comments to make.

Whittle-le-Woods Parish Council

No comments.

**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.

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. The proposals are visually very different to the design of properties on adjoining parcels. However, it is accepted that this is a very difficult parcel to develop due to its width and ordinary estate housing with standard gardens is likely to result in an estate road either next to the link road or the green corridor. The layout as proposed allows for housing to be sited around a central access road. The number of units has been reduced since the withdrawn application to allow more two-storey units and the Design Code does allow for three-storey units on this parcel. The overall 'feel' of the three-storey blocks is that the proposals take the form of townhouses due to the stairwells being recessed with lower roof ridges, breaking up the façades.

The Residential Design Code for Buckshaw village shows a Development Edge Landscape Buffer along this parcels southeast boundary. More substantial planting than proposed on the withdrawn application is proposed on this application to soften the edge of the development against the link road.

A management company controlled by Redrow will be responsible for the maintenance of the site including non-adopted roads, landscaping, bin and cycle stores and maintenance of the external shells of the dwellings.

The proposed buildings use more traditional materials of brick, slate and render than the Debut properties already built elsewhere on the site (that have pastel coloured cladding to all upper floors). The applicant's state that this more traditional approach, blending the methodology of the debut scheme with a softer elevational treatment integrates the scheme with the buildings on adjacent parcels.

Two 2-storey assembly blocks are proposed on the plans. These have a very large roof span and therefore shallow roof pitch resulting in them having a strong horizontal emphasis, compared to the strong vertical emphasis of other blocks, so do cause some concern. However, given the difficulty of developing this parcel due to its size it is considered that the benefit of permitting a layout that faces both the link road and green corridor, therefore avoiding either roads or the backs of houses being highly visible, outweighs the disadvantage of this site being rather different in character to the surrounding parcels.

To ensure a satisfactory form of development is achieved however, it will be necessary to ensure an appropriate landscaping scheme is implemented and that the materials of the buildings compliment the neighbouring parcels. Therefore, these two aspects will be conditioned for approval by officers.

Car Parking is provided in open courts at one space per dwelling so may result in problems as there is no overspill, but this situation has been accepted on the other Debut parcel on Buckshaw.

A management company run by the developer will maintain the communal areas and exterior of the properties. A standard monthly charge to owners will provide lighting in the parking courts, and provide services, including all power costs, thereby providing them with predictable and affordable living costs.

## **Conclusion**

This is the second Debut scheme proposed on Buckshaw Village. As stated in the committee report for the first of these schemes approved in April 2005, the properties are innovative and aimed to provide lower cost housing than would be achieved normally. The first scheme, now complete, has been built on a distinct part of Buckshaw Village, not in the context of regular dwellings. This scheme will be viewed much more readily in the context of regular housing and the scheme now proposed does not strictly adhere to the Residential Design Code, however, it is considered that subject to satisfactory landscaping and materials being secured by officers, the scheme provides the best design solution for this difficult parcel. For these reasons, the application is recommended for approval.

## **Recommendation: Approve Reserved Matters Conditions**

1. 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 in writing by the Local Planning Authority.

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

2. 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.*

3. 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 an in accordance with Policy No. TR18 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 samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on 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.*

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 1, Class A to D) or any Order revoking or re-enacting the Order, no alterations or extensions shall be undertaken to any dwelling hereby permitted.

*Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

9. 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.*

10. No development shall take place until:

- a) The Local Planning Authority have given written approval to the development proceeding having regard to the results of the monitoring exercise and the recommendations and proposals as specified in the ENCIA report 2306/11/KL dated 31st January 2006 and report 2306/11/RGA dated 26th June 2006 (gas appraisal and revised gas appraisal,

respectively). This includes the incorporation of a comprehensive construction design, to prevent the ingress of ground gas. Details of the proposed gas control measures should be sent to the Local Planning Authority for approval prior to the commencement of the development.

- b) With respect to the above condition this proposed development requires a plot specific gas risk assessment, which should be submitted to the Local Planning Authority in accordance with recommendations made in the revised gas appraisal report. This risk assessment shall include risk, and risk reduction where required, due to gas from any potential sources discovered through Encia's gas appraisal. No buildings or building infrastructure works shall be started on site until this plot by plot risk assessment has been received and approved by the Local Planning Authority. All precautionary measures recommended in the consultant's report shall be carried out in the course of the development unless agreed in writing with the Local Planning Authority.

*Reason: In the interests of safety and in accordance with Policy No. EP16 of the adopted Chorley Borough Local Plan Review.*

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