

Item A. 4	06/00678/REMAJ	Refuse Reserved Matters
Case Officer	Miss Caron Taylor	
Ward	Clayton-le-Woods and Whittle-le-Woods	
Proposal	Erection of 54 No. apartments and 8 No. houses with associated garages, parking, bin stores and sewer works	
Location	Land Parcel H6A Lancashire Drive Buckshaw Village Whittle-Le-Woods 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 H7).</p>	
Proposals	<p>The current proposal is to erect 54 no. apartments and 8 no. houses with associated garages, parking, bin stores and sewer works.</p> <p>The parcel is situated towards the east of the site against a green corridor and close to a formal green space and neighbourhood play area. To the east of the site is parcel H4, which was given planning permission for 45 dwellings at April's committee.</p> <p>The site is within a contemporary housing area with a key frontage on the southwest side of the parcel as set out in the Buckshaw Village Master Plan and Residential Design Code.</p> <p>The proposals will be accessed at two points, at either the south or north of the parcel, as it will not be possible to pass through the parcel due to the layout.</p> <p>The scheme takes the form of 62 units in total, ranging from 2 bedroom apartments to 4 bedroom houses. The houses will be 2 and 3 storeys and the apartment block will be three storeys.</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>	
Planning History	<p>97/509/OUT: Outline application for mixed use development (granted in 1999) 02/748/OUT: Modification of conditions on outline permission for mixed use development</p>	
Consultations:	<p><u>Chorley Head of Public Space Services (Highways):</u> State that there are a large number of dwellings on an access unsuitable for adoption.</p>	

LCC Strategic Planning and Transport

The application does not raise matters of strategic significance.

Director of Streetscene Neighbourhoods & Environment Directorate:

The Waste Section of the Council have commented that the access to the bin stores seems very tight for the refuse vehicles, particularly in the northeast corner of the parking court for the apartments. Therefore, the case officer requested that plans showing the tracking of a refuse vehicle were requested, but have not been received.

Multi Agency Problem Solving (MAPS):

State that they have concerns regarding the under pass through to the car park of the plot 336. This seems unnecessary as access to the green corridor is easily gained from the front of the property and it could attract unwanted attention and offer shelter to groups of juveniles using the green corridor. In addition it may create a desire line from the corridor, through the car park area onto the street. They request that the underpass be reconsidered. MAPS also suggest a more robust boundary treatment in front of the apartments and that landscaping still maintains natural surveillance.

Whittle-Woods Parish Council:

Make 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. With regard to building types and heights the Design Code states that such areas will be 1-3 storey detached, semi-detached and terraced housing with bungalows as appropriate.

Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping integrated into the scheme and the appearance, layout and spacing of new buildings should respect the distinctiveness of the area. It is considered that the design of the proposals are contrary to this policy in that they do not relate to what has been permitted on adjacent parcels. Reserved matters were approved on Parcel H4 (the parcel adjoining this application parcel to the east) at April's Development Control Committee, which permitted 45 houses.

Policy HS4 lays down the criteria that residential developments should satisfy in terms of design and layout. Criteria b) of this policy states that proposed development should respect the surrounding area in terms of scale, design, layout, building style

and facing materials, without innovative and original design initiatives being stifled.

It is considered that the scheme as proposed would result in over development of the parcel due to the poor relationship between the buildings and the parking layout and the wider area and is therefore contrary to policy HS4. The large number of units on the parcel results in the layout being dominated by parking. In addition, the design, massing and scale of the proposals do not respect the development on the adjacent parcels, particularly to the east and are therefore out of character with this part of Buckshaw Village. Although the apartment block is 3-storey the height of parts of the building is 13.2m with the adjacent 'workers cottages' having a maximum roof height of 10.7m. It is therefore considered that this extra height together with the scale of the building and the resultant amount of parking necessary to serve the proposals is over development of the site. The proposals are therefore contrary to policy GN5 and HS4 of the adopted Chorley Borough Local Plan Review and the Buckshaw Village Design Code.

Also regarding the design, the supporting design statement claims that the houses have been designed to resemble an old mill conversion and associated workers cottages. However, the houses have more Georgian detailing and therefore appear more as town houses. The roof pitches of the adjoining properties also have different roof pitches, which results in an awkward relationship when the gable end is viewed. The facade against the green corridor is also broken up by an underpass through to the parking court at the rear, which destroys the continuity of the elevation and is unnecessary as the parking has an alternative access.

With regards to waste collection the location of one of the bin stores is unacceptable, being positioned against the garden boundary of a property on the adjacent parcel, resulting in an unacceptable level of amenity for this property in terms of noise and smells and the layout is therefore contrary to policy HS4 of the adopted Chorley Local Plan Review. It is also considered that it unrealistic to expect occupiers of the apartments to walk across the car park to dispose of their waste. In addition, the application fails to demonstrate that the layout provides for safe an adequate access for servicing and emergency vehicles is therefore contrary to policy TR4 of the adopted Chorley Borough Local Plan Review.

Conclusion

The scheme would result in over development of the parcel due to the poor relationship between the buildings and the parking layout and the wider area. The number of units results in the layout being dominated by parking. The design, massing and scale of the proposals do not respect the development on the adjacent parcels, particularly to the east and are therefore out of character with this part of Buckshaw Village. The proposals are therefore contrary to policy GN5 and HS4 of the adopted Chorley Borough Local Plan Review and the design code.

The application also fails to demonstrate that the layout provides for safe and adequate access for servicing and emergency vehicles contrary to policy TR4 of the adopted Chorley Local Plan Review.

For these reasons above, the application is recommended for refusal.

Recommendation: Refuse Reserved Matters

Reasons

1. The scheme would result in over development of the parcel due to the poor relationship between the buildings and the parking layout and the wider area. The number of units results in the layout being dominated by parking. The design, massing and scale of the proposals do not respect the development on the adjacent parcels, particularly to the east and are therefore out of character with this part of Buckshaw Village. The proposals are therefore contrary to policy GN5 and HS4 of the adopted Chorley Borough Local Plan Review and the Buckshaw Village Design Code.
 2. The layout, scale and massing of the proposals will result in an unacceptable level of amenity for the future occupiers of properties on adjacent parcels, contrary to policy HS4 of the adopted Chorley Borough Local Plan Review.
 3. The positions of the bin store for the apartments will result in an unacceptable level of amenity for the properties on adjacent parcels in terms of noise and smells and the layout is therefore contrary to policy HS4 of the adopted Chorley Borough Local Plan Review.
 4. The application fails to demonstrate that the layout provides for safe and adequate access for servicing and emergency vehicles contrary to policy TR4 of the adopted Chorley Borough Local Plan Review.
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