

Item A. 1	06/00991/FULMAJ	Permit Full Planning Permission
Case Officer	Mrs Helen Lowe	
Ward	Astley And Buckshaw	
Proposal	Resubmission of residential development comprising of 123 dwellings together with associated infrastructure.	
Location	Part Parcel F Main Street Buckshaw Village Whittle-Le-Woods Lancashire	
Applicant	Rowland Homes	
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 (part of an area known as parcel F).</p>	
Proposal	<p>This application proposes the erection of 98 detached, semi-detached and mews two and two and a half properties. There would also be 8 apartments, built as 4 two storey blocks within a row of mews style houses.</p> <p>Each property has private amenity space (although for the apartments each area is shared by two apartments) and parking is provided by a combination of parking courtyards and within curtilage parking.</p> <p>The parcel is located within an area identified as a contemporary housing parcel in the Residential Design Code, to the south and west of the village street section of the site. The only adjacent parcel that benefits from a reserved matters permission is to the north, where planning permission for 155 dwellings was granted in April 2005 (ref. 9/05/00106/REMMAJ).</p> <p>The application site would be accessed at four points from adjacent parcels, two from the west, one from the south and one from the east. It should be noted that these entry points are set, as they are reliant on other parcels outside the control of the applicant.</p> <p>The current proposal has undergone a number of amendments since it was initially submitted, which included the removal of four apartment blocks, revision of parking layouts, changes to house types and layouts and a reduction in the number of dwellings proposed from 123 to 106.</p>	
Planning Policy	<p>The following policies from the Adopted Chorley Borough Local Plan Review are considered appropriate;</p> <p>GN2: Royal Ordnance Site, Euxton GN5: Building Design HS4: Design and Layout of Residential Developments TR4: Highway Development Control Criteria</p>	

The following policy from the Joint Replacement Structure Plan 2001-2016 is also applicable:
Policy 3 Strategic Locations for Development

The following national planning guidance is also considered relevant:
PPG3: Housing

Planning History 9/97/00509/OUT: Outline application for mixed use development (granted in 1999)

9/02/00748/OUT: Modification of conditions on outline permission for mixed use development (granted December 2002)

9/06/00658/FULMAJ: Residential development comprising for 125 dwellings together with associated infrastructure (comprising 36 apartments and 89 houses) was withdrawn earlier this year.

Consultees Responses

LCC (Highways): Raised concerns initially regarding the length of parking bays (shown at 5.0m long, minimum 5.5m required) and access to certain plots required running up (not just over) the footway. Layout generally acceptable.

Since these comments were made the layout had been amended to improve parking arrangements and LCC Highways no longer raised any concerns with regard to the proposals, however further amended plans have now been submitted.

Director of Streetscene, Neighbourhoods & Environment Directorate (Waste Management): Dwellings provided with communal storage areas should have adequate accommodation for refuse and recycling containers. The layout should also avoid narrow access points, steep slopes and archways to allow access by the refuse vehicles.

Community Safety Partnership: No comments

Comments from all of the above in respect of the most recently submitted amended plans are still awaited at the time of writing this report.

Third Party Representations

None received

Applicant's Case

The applicant has put forward the following in support of their proposal:

- The layout has been created so that it will work in harmony with adjacent developments forming perfect continuity;
- Parking for the higher density dwellings is located in parking courts in close proximity to the dwellings they serve; imaginatively designed to the rear of the dwellings, with good surveillance. The parking areas are well screened and aid in reducing dominance of the car, parking areas have been broken up with landscaping;
- Front curtilages have been left open where possible in accordance with the modern estate theme sought;
- The range of house types include a mix of dwelling types

that link and interact to create both elevation interest and imaginative spaces for residents;

- Properties on corners have double frontages to avoid prominent blank elevations;
- The heights of properties closely reflect those of the neighbouring schemes.

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. 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.

The density of the parcel is 44 dwellings per hectare, which is above the figure in the Design Code for contemporary housing areas of 25-35 dwellings per hectare. However, it is considered that in this instance a higher density is acceptable. The site is located close to the centre of the site, adjacent to the higher density Village Street area, rather than on the periphery of the site adjoining the Green Belt. The layout of this parcel is also dictated by the highway network and the layout proposed is considered to fit appropriately within this.

Whilst the provision of apartments within a contemporary housing parcel is not normally supported, the number of apartments proposed is a very small proportion of the overall numbers of dwellings proposed on the site and visually they will not appear as separate or different to the surrounding house types (being of the same height and scale and adjoining conventional house types).

A management company run by the developer will maintain the parking courts. Whilst the use of parking courts of greater than 10 spaces is not encouraged, the developer has broken up the proposed courts with landscaping and other similar sized parking courts have been allowed elsewhere on Buckshaw Village.

It is therefore considered that although the proposal does not strictly accord with some aspects of the Design Code, it is considered that the proposal would result in a high quality development that would complement and enhance Buckshaw Village as a whole.

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. This is supplemented by policy HS4 which lays down the criteria that residential developments should satisfy in terms of design and layout.

Landscaping has been integrated into the scheme. The Council's

interface standards have been met with respect to the layout of the site. Highway issues are discussed below. It is considered that the proposal is now in accordance with policies GN5 and HS4.

Due to the high density of the site and the small amounts of private amenity space available to some dwellings it is considered to attach a condition removing permitted development rights for extensions and outbuildings on this development. It is also considered appropriate to remove permitted development rights for the formation of hardstanding within curtilages fronting a highway in order to prevent the formation of frontage parking areas.

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. Parking is to be provided at a ratio of approximately 1.77 spaces per dwelling. Subject to the receipt of no objections from LCC Highways 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 It is considered that the proposal generally accords with Policies GN2, GN5 and HS4 of the Adopted Chorley Borough Local Plan Review and the Buckshaw Village Residential Design Code and it is recommended that permission be granted.

Recommendation: Permit Full Planning Permission Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. 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.

3. 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.

4. 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.

5. 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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class B) or any Order revoking or re-enacting the Order, no hard surfacing shall be provided within any curtilage that is adjacent to a highway of any dwelling hereby permitted, nor shall any means of access to a highway be formed, laid out or constructed to any dwelling hereby permitted (other than those expressly authorized by this permission).

Reason: To protect the appearance of the locality, in particular to avoid the proliferation of frontage parking and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

8. 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.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

9. The approved plans are:

Plan Ref.	Received On:	Title:
06/898 L-02 rev H	31 October 2006	Proposed site layout
	22 August 2006	Location Plan
	31 October 2006	Streetscenes
06-898 EL/FP 01	31 October 2006	House Type A
	22 August 2006	Y Type
	22 August 2006	Z Type
HT3-P-02	22 August 2006	Sancerre House Type – Elevations
HT3-P-01	22 August 2006	Sancerre House Type- Plans
HT18-P-01	22 August 2006	Torino House Type
HT4-P-01	22 August 2006	Provence House Type
HT21-P-01	22 August 2006	Lyon House Type
HT19-P-01	22 August 2006	Garonne House Type
HT2-P-01	22 August 2006	Cherbourg House Type
HT5-P-01	22 August 2006	Brittany House Type
SD Wall	22 August 2006	1.8m High Screen Wall

SD Panel	22 August 2006	1.8m High Post & panel Fence
SD1	22 August 2006	1.8m High Close Boarded Timber Fence
SD30	22 August 2006	1100 High Wall/Railings
SD22	22 August 2006	1100 High Bow Top Railings

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