

Item A. 2	06/01057/FULMAJ	Permit Full Planning Permission
Case Officer	Mrs Wendy Gudger	
Ward	Chorley East	
Proposal	Substitution of house types and minor amendments to plots 1, 8, 10, 14, 15, 17, 31 and 32, and amendments to approved layout (02/00680/REMMAJ),	
Location	Land Between Froom Street And Crosse Hall Lane Chorley	
Applicant	Morris Homes North Ltd	
Background	Approval of reserved matters for the erection of 161 dwellings was granted in November 2003. The development has commenced and this is the first application to change house types.	
Proposal	The proposal involves a change of approved house types to eight plots on the site. All vehicular access to the site would be from Crosse Hall Lane, via a new canal bridge, which was granted, which is a separate planning permission and is under construction.	
Policy	The following policies of the Adopted Local Plan are relevant :- Policy HS1.5 Housing Allocations GN5 Building Design HS4 Design and Layout of Residential Developments EP19 Development and Flood Risk TR4 Highway Development Control Criteria	
Planning History	The principle of housing development at the site has been established by the grant of outline planning permissions on a number of occasions since 1988 and the grant of a Reserved Matters in 2003.	
Consultations	LCC (Highways) – Any comments will be reported.	
Representations	Any comments received will be reported on the Addendum.	
Assessment	The issues to be considered here are the principle of the development, the impact of the development with respect to the change in house types, flood risk. The principle of the site's development has already been established and the extant planning permission is currently being implemented. The road from Crosse Hall Lane has been constructed and works to the canal bridge are almost completed. This is not an easy site to develop with a linear form influenced by the long canal and motorway frontages and being bisected by Black Brook. The level changes across the site impose further design constraints. The approved layout followed the general	

principles established in a development brief for the site. It acknowledged the primary site features by retaining a linear strip of open space (incorporating footpaths) along the length of the brook and retaining the central wooded area.

Following further detailed consideration by the applicant it became clear that a more appropriate development could be achieved through utilising existing levels. This has resulted in the slab levels of those plots currently under consideration being dropped from between approximately 0.5 metre and 1.5 metres. This also means that there is no need now for a 3 metre retaining structure along a part of the Black Brook, which would be required under the approved scheme. This will soften this part of the development, which would be less imposing both in terms of any impact on the landscape and existing residents.

The proposed house types are two storey four bedroomed detached houses and replace houses of a similar style.

The application is within a flood risk area as identified by the Environment Agency. Such proposals would generally require a flood risk assessment to be carried out. However planning permission has already been granted for the residential development of this site and the current proposals will not result in any additional flood risk to potential occupiers.

The proposal does not impact on any other part of the approved scheme and all other details will remain as consented.

Conclusion

The principle of developing the site for housing has already been established by the previous permissions and the implementation of those consents has commenced. The revision in house types will allow some changes to the approved level, which will result in a softer scheme in particular along the banks of the Black Brook and this is to be welcomed.

Recommendation: Permit Full Planning Permission
