

Item 4f **13/01136/FULMAJ**

Case Officer **Adele Hayes**

Ward **Clayton-le-Woods And Whittle-le-Woods**

Proposal **Amendments to planning permission 10/00745/FULMAJ
involving substitution of house types on plots 57 - 59, 62-70
and 72-88 (29 plots)**

Location **Group 4N Land 150 Metres West Of Sibbering's Farm Dawson
Lane Whittle-Le-Woods**

Applicant **Redrow Homes (Lancashire) Ltd**

Consultation expiry: 11 March 2014

Application expiry: 1 May 2014

Proposal

1. This application seeks planning permission for the substitution of house types on plots 57 – 59, 62 – 70 and 72 – 88 (29 houses in total) on land known as Group 4 North. The site is located in the north east sector of the wider Royal Ordnance site and sits between Buckshaw Village and open countryside. These dwellings were previously approved as part of application 10/00745/FULMAJ. The dwellings will be accessed in the same manner as the existing approval, being from Old Worden Avenue via the housing development.
2. Full planning permission was originally granted in April 2010 for a total of 110 dwellings on the site (09/00739/FULMAJ). In December 2010 a further full planning permission was granted for a re-plan of part of the approved scheme resulting in the addition of one extra dwelling house (10/00745/FULMAJ) with applications for Minor Non Material Amendments approved in 2012. (12/00164/MNMA and 12/00264/MNMA). In addition, in May 2012 full planning permission was granted to substitute the house types on 10no.of the approved plots (12/00185/FULMAJ) and in January 2013 planning permission was granted for the substitution of the house types on a total of a further 29no.of the approved plots (12/01209/FUL and 12/01078/FUL). In December 2013 planning permission was granted for the substitution of the house types on a further 3no.of the approved plots (13/00608/FUL). Work to construct the dwelling houses on the wider site has commenced.

Recommendation

3. It is recommended that this application is granted conditional planning approval subject to a supplemental Section 106 Agreement.

Main Issues

4. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Design and appearance
 - Impact on the neighbours
 - Density
 - Traffic and Transport
 - Section 106 Agreement

Consultations

5. **Lancashire County Council (Highways)** – no objection.

6. **United Utilities** – no comments received.
7. **Whittle le Woods Parish Council** – have no comment to make.

Assessment

Principle of the development

8. The principle of redeveloping the site with housing was originally established as being acceptable by the grant of outline planning permission in 2008 and by the subsequent grant of full planning permission in April 2010. This application purely proposes amendments to the detail of the approval which is addressed below.
9. The acceptability of the principle of development has been established and this application is for the consideration of plot substitutions only.

Design and Appearance

10. Redrow Homes are proposing changes to the house types as follows:
 - Plot 57 - substituting a 5 bedroom Highgrove house type with a 4 bedroom Balmoral house type both of which are 2 storey properties. FFL will be 72.50.
 - Plot 58 - substituting a 5 bedroom Sandringham house type with a 5 bedroom Sandringham house type from the new range both of which are 2 storey properties. FFL will be 72.80.
 - Plot 59 - substituting a 5 bedroom Buckingham house type with a 4 bedroom Henley house type both of which are 2 storey properties. FFL will be 72.20.
 - Plot 62 - substituting a 4 bedroom Henley house type with a 4 bedroom Marlborough house type both of which are 2 storey properties. FFL will be 70.40.
 - Plot 63 - substituting a 4 bedroom Marlborough house type with a 4 bedroom Marlborough house type from the new range both of which are 2 storey properties. FFL will be 71.70.
 - Plot 64 - substituting a 5 bedroom Highgrove house type with a 4 bedroom Marlborough house type both of which are 2 storey properties. FFL will be 71.80.
 - Plot 65 - substituting a 5 bedroom Buckingham house type with a 4 bedroom Richmond house type both of which are 2 storey properties. FFL will be retained at 72.00.
 - Plot 66 - substituting a 5 bedroom Sandringham house type with a 5 bedroom Sandringham house type from the new range both of which are 2 storey properties. FFL will be 72.20.
 - Plot 67 - substituting a 5 Highgrove type with a 4 bedroom Marlborough house type both of which are 2 storey properties. FFL will be 72.20.
 - Plot 68 - substituting a 5 bedroom Sandringham house type with a 5 bedroom Sandringham house type from the new range both of which are 2 storey properties. FFL will be 72.00.
 - Plot 69 - substituting a 4 bedroom Richmond house type with a 4 bedroom Balmoral house type both of which are 2 storey properties. FFL will be 71.20.
 - Plot 70 - substituting a 5 bedroom Blenheim house type with a 4 bedroom Balmoral house type both of which are 2 storey properties. FFL will be 70.50.
 - Plot 72 - substituting a 4 bedroom Richmond house type with a 4 bedroom Henley house type both of which are 2 storey properties. FFL will be 69.70.
 - Plot 73 - substituting a 4 bedroom Westminster house type with a 3 bedroom Leamington house type both of which are 2 storey properties. FFL will be 70.60.
 - Plot 74 - substituting a 5 bedroom Sandringham house type with a 4 bedroom Marlborough house type both of which are 2 storey properties. FFL will be 70.80.
 - Plot 75 - substituting a 4 bedroom Richmond house type with a 4 bedroom Henley house type both of which are 2 storey properties. FFL will be 71.20.
 - Plot 76 - substituting a 4 bedroom Westminster house type with a 5 bedroom Blenheim house type both of which are 2 storey properties. FFL will be 69.80.
 - Plot 77 - substituting a 5 bedroom Blenheim house type with a 4 bedroom Henley house type both of which are 2 storey properties. FFL will be 69.40.
 - Plot 78 - substituting a 5 bedroom Sandringham house type with a 3 bedroom Leamington house type both of which are 2 storey properties. FFL will be 68.15.
 - Plot 79 - substituting a 4 bedroom Balmoral house type with a 4 bedroom Welwyn house type both of which are 2 storey properties. FFL will be 68.10.
 - Plot 80 - substituting a 4 bedroom Marlborough house type with a 4 bedroom Oxford house type both of which are 2 storey properties. FFL will be 68.00.
 - Plot 81 - substituting a 5 bedroom Blenheim house type with a 3 bedroom Leamington house type both of which are 2 storey properties. FFL will be 69.70.
 - Plot 82 - substituting a 4 bedroom Balmoral house type with a 4 bedroom Henley house type both of which are 2 storey properties. FFL will be 68.70.
 - Plot 83 - substituting a 4 bedroom Henley house type with a 4 bedroom Marlborough house type both of which are 2 storey properties. FFL will be 69.10.

- Plot 84 - substituting a 5 bedroom Sandringham house type with a 4 bedroom Balmoral house type both of which are 2 storey properties. FFL will be 69.50.
 - Plot 85 - substituting a 4 bedroom Henley house type with a 3 bedroom Leamington house type both of which are 2 storey properties. FFL will be 68.70.
 - Plot 86 - substituting a 4 bedroom Balmoral house type with a 3 bedroom Leamington house type both of which are 2 storey properties. FFL will be 69.20.
 - Plot 87 - substituting a 5 bedroom Blenheim house type with a 4 bedroom Balmoral house type both of which are 2 storey properties. FFL will be 69.50.
 - Plot 88 - substituting a 4 bedroom Blenheim house type with a 5 bedroom Sandringham house type both of which are 2 storey properties. FFL will be 70.70.
11. The fencing and landscaping proposals have been kept to the same standards as those previously approved with 1.8 metre high close boarded timber fencing to the side and rear boundaries of each property.
 12. The elevational treatments will be in the 'arts and crafts' theme to be in keeping with the appearance and scale of the approved types within the development.
 13. The orientation and height of the proposed house types will remain the same and the scheme has been designed to ensure that the Council's minimum spacing standards are adhered to which ensures that the amenities of the future residents are protected.

Impact on the Neighbours

14. It is considered that the relationship with the neighbouring properties would be acceptable and would not result in a reduction in the level of residential amenity expected to be enjoyed by the occupiers of other dwellings within the development or a greater degree of harm when assessed against the approved scheme. The proposed slab levels are also considered to be acceptable.

Density

15. The approved net density of the development (excluding the three areas of public open space and highway infrastructure) remains unchanged and is 14 dwellings per hectare.

Traffic and Transport

16. The Highway Engineer at Lancashire County Council has been consulted on the application and has raised no objections. The parking provision for all the plots will remain at 400%.

Section 106 Agreement and CIL

17. As the approval of this application results in the issuing of a new planning approval a short supplemental Section 106 Agreement is required tying this application into the original obligations.
18. Chorley Council, as the Local Planning Authority (LPA), normally requires plot substitutions to be dealt with via the submission of a fresh planning application as such changes are generally not considered minor amendments to the approved scheme and cannot therefore be dealt with by the submission of a S73 application. However the CIL Regulations specify that the fall back position of approved schemes can only be taken into account in respect of CIL when a S73 application is submitted.
19. In the case of sites within Chorley however, the LPA takes a pragmatic approach given that the intention of the CIL Regulations was never to retrospectively impose CIL charging on approved schemes. As such where plot substitutions/ revised layouts are proposed the LPA will take into account the fall-back position and only seek to secure for the uplift on built development over that approved.
20. In this instance the proposal does not incur any liability for CIL (Community Infrastructure Levy).

Overall Conclusion

21. The total number of dwellings remains unchanged and the acceptability of the principle of residential development on this site was established with the previous grants of planning permission. The amendments to the layout and house type substitutions are considered to be acceptable and will still result in a low density, high quality development providing large detached dwellinghouses within Buckshaw Village.

Planning Policies

National Planning Policies:
National Planning Policy Framework

Adopted Chorley Borough Local Plan Review

Policies:

GN2, GN5, DC1, DC6, EP4, EP9, EP10, HS4, HS8, TR1, TR4, TR18

Supplementary Planning Guidance:

- Design Guide

Central Lancashire Core Strategy

Policy 1: Locating Growth

Policy 2: Infrastructure

Policy 5: Housing Density

Policy 7: Affordable Housing

Policy 17: Design of New Buildings

Policy 22: Biodiversity and Geodiversity

Policy 26: Crime and Community Safety

Policy 27: Sustainable Resources and New Developments

Policy 28: Renewable and Low Carbon Energy Schemes

Policy 29: Water Management

Policy 30: Air Quality

Planning History

00/00717/FUL: Engineering operations comprising building decontamination and demolition. Approved October 2000.

07/00402/CTY: Land reclamation and remediation earth works to create a development platform and enhance recreational space provision. Approved September 2007.

07/00953/OUTMAJ: Outline application for the redevelopment of the site (7.87 hectares) for 102 dwellings with associated highway infrastructure and landscape treatment. Approved March 2008.

08/01207/FUL: Construction of a gabion retaining wall. Approved January 2009.

09/00454/TPO: Pruning of Oak tree in Buckshaw Village Area G4 North. Approved August 2009.

09/00585/FULMAJ: Erection of 110 dwellings with associated highway infrastructure, open space and landscape treatment. Including a part amendment to the road layout previously approved as part of reserved matters approvals 05/00523/REMMAJ and 05/00525/REMMAJ. Withdrawn.

09/00739/FULMAJ: Erection of 110 Dwellings with associated infrastructure, open space and landscape treatment including a part amendment to the road layout previously approved as part of reserved matters approvals 05/00523/REMMAJ and 05/00525/REMMAJ. Approved April 2010.

10/00346/DIS: Application to discharge conditions 5, 9, 12, 13 & 15 of planning approval 09/00739/FULMAJ. Discharged May 2010.

10/00745/FULMAJ: Planning application for 87 no. detached dwellings together with associated works (replan of part of site approved by Planning Permission ref. 09/00739/FULMAJ). Approved December 2010.

10/00945/MNMA: Application for a minor non-material amendment to planning approval 09/00739/FULMAJ to un-hand plot 30 so that the side entrance is adjacent to the properties driveway. Approved November 2010.

11/00835/FUL: Application for substitution of two house types on plots 43 and 53 together with associated works (originally approved under planning approval ref: - 10/00745/FULMAJ). Approved November 2011.

12/00164/MNMA: Application for a minor non-material amendment on plots 50, 63, 73, 76, 88, 95, 96, 101 and 106 to update Balmoral and Westminster house types to the latest 2012 edition of this house type (originally approved under permission 10/00745/FULMAJ). Approved March 2012.

12/00264/MNMA: Application for minor non-material amendment to planning application 10/00745/FULMAJ to change the roof tiles on plots 40 to 110. Approved April 2012.

12/00185/FULMAJ: Application for substitution of house types on plots 44, 51, 65, 80, 81, 91, 94, 100, 104 and 105 (10 houses in total) previously approved as part of application 10/00745/FULMAJ. Approved May 2012.

12/01078/FUL: Substitution of house types on plots 59-63, 65-66, 79, 82-93 and 97 with associated works. Approved 5 February 2013.

12/01209/FUL: Substitution of house types on plots 98 - 105 with associated works. Approved 6 February 2013.

13/00259/DIS: Application to discharge condition numbered 9 (hard ground surfacing materials) of planning approval 12/01209/FUL. Discharge 26 March 2013

13/00608/FUL: Amendments to planning permission 10/00745/FULMAJ involving substitution of house types on plots 53 - 55 with associated works. Approved 16 December 2013.

The following planning history relates to the Buckshaw Village development:

97/00509/OUT: Outline application for mixed use development (granted in 1999). Approved August 1999.

02/00748/OUT: Modification of conditions on outline permission for mixed use development. Approved December 2002.

05/00523/REMAJ: Formation of phase 1 of link road to serve residential development. Approved July 2005.

05/00525/REMAJ: Formation of phase 1 of link road to serve residential development (duplicate of planning application 05/00523/REMAJ). Approved July 2005.

Recommendation: Permit (Subject to Legal Agreement)

Conditions to be reported on the Addendum