

Item 4d **14/00265/REMMAJ**

Case Officer **Caron Taylor**

Ward **Astley And Buckshaw**

Proposal **Proposed erection of 20 no. dwellings and associated landscaping and highway works (further re-plan of part of site previously approved by permission ref: 13/01144/REMMAJ)**

Location **Parcel H3 Group 1 West of Central Avenue and South of Worden Brook Euxton Lane Euxton**

Applicant **Persimmon Homes Lancashire**

Consultation expiry: 15th April 2014

Application expiry: 18th June 2014

Proposal

1. Proposed erection of 20 no. dwellings and associated landscaping and highway works (further re-plan of part of site previously approved by permission ref: 13/01144/REMMAJ).

Recommendation

2. It is recommended that this application is approved.

Representations

3. No representations have been received.

Consultations

4. **Lancashire County Council Highways**
State the changes will have no major highway implication and therefore they have no objections to the further re-plan.

Assessment

5. The site is within the part of Buckshaw Village known as Group 1, the area to the west of Central Avenue. The site was given outline planning permission 08/00910/OUTMAJ.
6. A reserved matters application for the erection of 32no. residential dwellings was permitted 23rd October 2013.
7. In February this year a re-plan of the southern part of the site was permitted (ref: 13/001144/REM), this increased the number of dwellings on this part of the site from 15

to 20. The current application proposes a further re-plan of this part of the site, however it only relates to changes to the house types of four plots on the south south-west part of the site facing towards the fire pond.

Principle of the development

8. The site is an allocated housing site in the emerging Local Plan (which it is considered now carries significant weight) as well as being part of the Buckshaw Village Strategic Site. The principle of housing on the site has already been established by the previously permitted outline and reserved matters applications on the site.
9. The issue is therefore whether the amendments are acceptable or not.

Assessment of Amendments

10. The Design Code states that the entrance to Woodland Green plots (which this site is) should be defined with individual building types, with change of surface at key locations to define character and control traffic. Parcel H3 should have houses fronting the Fire Pond with an informal streetscape to reflect the secluded setting.
11. The change to plot 30 in the southern most corner is an amendment to The Hillard house type so the previously proposed conservatory on its north elevation is changed to a single storey rear extension. It is also proposed to add a front gate and boundary treatment to the front of the property. These amendments are considered acceptable subject to details of the boundary treatment being submitted to ensure it is in keeping with the area. This is proposed as a condition.
12. In terms of the changes to the other three plots, the previous layout proposed two Burgess house types on one side of the access road facing the fire pond and a Calvert house type on the other side of the access, side onto the pond. The amendments propose to alter this so that there is a Calvert house type on one side of the access facing the pond with two Burgess house types on the other side, one face onto the pond and one side onto it.
13. It is not considered the changes to the three plots are unacceptable. In line with the Design Code the amended layout will still result in the same number of house types fronting towards the Fire Pond to the south of the site. The Design Code also states that the development on Plot H3 will be exclusive and have larger two and two and a half storey buildings. Generally four or five bed properties will be appropriate. The amendments will retain the same three house types that were approved on this area of the site previously but they will just be swapped so they are located on different plots.
14. In term of parking the layout maintains the same parking levels for each of the house types as was previously approved.
15. The amendments are therefore considered acceptable in terms of layout, design and parking.
16. The plots to be amended are within the site and it is not therefore considered that other issues such as ecology are impacted on, subject to the same conditions being imposed as per the previous permission. The applicants have applied (ref: 14/00177/FULMAJ) to vary the Code for Sustainable Homes condition on the original reserved matters

application ref: 12/00945/REMMAJ, however that application is recommended for refusal and therefore it is proposed to impose the same condition on this application.

Legal Agreement

17. A legal agreement attached to the outline permission secures affordable housing provision across the Group 1 site. Affordable housing will not be provided on this small parcel which has a character of larger dwellings but the developers will still need to incorporate the requirements across the other parts of the site. The legal agreement also secured a transport contribution, on-site public open space, management details, highway improvements and reserves a school site for a set period if it is needed amongst other things.

18. The infrastructure and affordable housing provision related to the site has therefore already been secured through the outline permission.

Overall Conclusion

19. The principle of the development has already been established by outline permission 08/00910/OUTMAJ and previous permissions on the site. The re-plan of part of the site is considered to comply with the Design Code for Group 1. The application is therefore recommended for approval subject to conditions.

Planning Policies

National Planning Policies:

National Planning Policy Framework

Emerging Local Plan

Policy: V1

Planning History

13/01144/REMMAJ Proposed erection of 20 no. dwellings and associated landscaping and highway works (re-plan of part of site previously approved by permission ref: 12/00945/REMMAJ). Permitted February 2014.

12/00945/REMMAJ Reserved matters application for the erection of 32no residential dwellings and associated landscaping treatment and highway works (pursuant to outline permission reference 08/00910/OUTMAJ). Permitted December 2012.

08/00910/OUTMAJ Outline planning application for the redevelopment of land at Group One (Site Area 54.34 Hectares), Royal Ordnance Site, Chorley for mixed use development comprising housing and commercial uses (including uses A1, A2, A3, B1, B2, C1, C2 and C3 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006) and associated landscape treatment and highway works. Permitted December 2009.

Recommendation: Permit full Planning Permission

Conditions:

1. 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) or on the boundary of the site.

Reason: To protect the appearance of the locality and to ensure a satisfactory relationship is maintained with the immediate surroundings.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Ref.	Received On:	Title:
WC/H3E/LW/01	17 th April 2014	Planning Layout
WCR-HIL-PL30.01	11 th April 2014	Plot 30 Planning Plans & Elevations
CC/HHT01	11 th March 2014	The Hilliard House Type
CC/LHT	11 th March 2014	The Lewis House Type
CC/DHT	11 th March 2014	The Danby House Type
CC/BGHT	11 th March 2014	The Burgess House Type
CC/CVHT	11 th March 2014	The Calvert House Type
CC/BHT	11 th March 2014	The Burton House Type
PL/CONS-01	11 th March 2014	Typical Optional Conservatory
CC/SGD/1 Rev A	11 th March 2014	Garage Details

Reason: For the avoidance of doubt and in the interests of proper planning.

3. If during the earthworks further contamination is found in close proximity to the streams and reservoir (that has not been covered by the existing remediation strategy at the site) then the risks to controlled waters will need to be re-assessed. If so the development shall cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority and the development shall then only be carried out in full accordance with the approved remediation proposals.

Reason: Shallow groundwater has been found as perched water bodies within the made ground and granular layers within the glacial clays. Hotspots of contaminated groundwater have been identified. However, there is no evidence of a continuous shallow groundwater body that is in continuity with the surface waters at the site. To protect the environment and prevent harm to human health, by ensuring the site is suitable for the proposed end-use

4. The development hereby permitted shall not commence until full details of foul and surface water drainage arrangements including a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details prior to the first occupation of any dwelling on the site and retained and maintained as such at all times thereafter.

Reasons: To reduce the increased risk of flooding.

5. The external facing materials, as submitted with the application, shall be used and no others substituted.

Reason: To ensure that the materials used are visually appropriate to the locality.

6. Before the commencement of any particular dwelling, full details of the onsite

measures to be installed and implemented for that property to reduce carbon emissions of predicted energy use by the figure set out in Policy 27 of the Core Strategy shall have been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include full details of the predicted energy use of the development expressed in terms of carbon emissions and how energy efficiency is addressed. The approved details shall be implemented in full and retained thereafter.

Reason: To ensure the development is in accordance with Government advice contained in the NPPF and Policy 27 of the Core Strategy.

7. Each dwelling hereby permitted shall be constructed to achieve the relevant Code for Sustainable Homes Level required by Policy 27 of the Core Strategy (Level 3 for all dwellings commenced from 1st January 2010, Level 4 for all dwellings commenced from 1st January 2013 and Level 6 for all dwellings commenced from 1st January 2016).

Reason: To ensure the development is in accordance with the NPPF and in accordance with Policy 27 of the adopted Core Strategy.

8. No phase or sub-phase of the development shall begin until details of a 'Design Stage' assessment and related certification have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved assessment and certification. Within 6 months of completion of that dwelling a Final Code Certificate shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is in accordance with the NPPF and in accordance with Policy 27 of the adopted Core Strategy.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A) or any Order revoking or re-enacting the Order, no extensions shall be undertaken that would be built off the rear elevation of the conservatories approved under this permission (for clarity the rear elevation is defined as the elevation parallel with the rear elevation of the dwelling), without express planning permission being granted.

Reason: To protect the amenity of adjoining properties.

10. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on the approved plans, shall have been submitted to and approved in writing by the Local Planning Authority. This shall specifically include details of the hedge with stock proof fence shown on the approved site layout. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents.

11. 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.

12. Before the dwellings hereby permitted are occupied the driveways and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The driveways and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows/dormer windows other than those expressly authorised by this permission shall be inserted or constructed at any time at first floor level or above in the northeast elevation of the Hilliard House Type on plot 33 hereby permitted.

Reason: To protect the amenities and privacy of the adjoining properties on plots 42-44.

14. The integral/attached or detached garage(s) of any properties hereby approved that have 4 or 5 bedrooms shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, unless the property still has three off-road parking spaces..

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and to safeguard the visual amenity of the area.