

Item A. 1 **06/01056/FULMAJ** **Permit Full Planning Permission**

Case Officer **Caron Taylor**

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

Proposal **Erection of 77 dwellings and associated works,**

Location **Land Parcel H4 Buckshaw Village Whittle-Le-Woods**

Applicant **Mr John Jackson**

Background 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 H4).

Proposals The current proposal is to erect 77 dwellings with a mixture of 2, 2½ and 3 storey properties with associated garaging, roads and sewer works. The parcel is located to the east of the development that has been implemented to date, to the south of the parcel known as H1 and H2 and to the north of parcel H7 which have both had reserved matters approved previously.

The parcel the subject of this application has already had reserved matters approved in May 2004, submitted by Redrow (application number 06/00118/REMMAJ). However, the parcel has now been sold to Persimmon Homes who wish to change what was previously approved, although it should be noted that the current application also includes another area of land to the north, which did not receive planning permission under the Redrow permission. The proposals will be accessed from the east west link road as well as from the internal road system through other parcels on the site.

The layout of the parcel is two cul-de-sacs accessed off a central avenue. Each property will have off street parking, some in shared parking courts while others will have a private garage and a driveway. The proposed properties are standard house types, 2 and 3 storey and some 2½ storey by the addition of dormer windows in their roof planes. There is one apartment type (the Chertsey) but these are designed to look like a 3-storey detached dwelling from the front elevation. All are built of traditional brick and tile materials.

Along the boundary of the parcel with the link road, landscaping is proposed to soften the edge of the development in line with the Design Code for Buckshaw. Properties on this boundary will face the link road to avoid prominent views of the rear of dwellings from the main road. A footpath link is provided between the development and the link road close to where the bus stops will be provided to allow pedestrian access, increasing permeability of the site.

Planning Policy	<p>GN2: Royal Ordnance Site, Euxton GN5: Building Design HS4: Design and Layout of Residential Developments TR4: Highway Development Control Criteria</p> <p>Joint Replacement Structure Plan 2001-2016: Policy 3 Strategic Locations for Development.</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 06/00118/REMMAJ: Erection of 45 dwellings with a mixture of 2 & 2.5 storey properties with associated garaging, roads and sewer works, permitted May 2006.</p>
Consultations:	<p>LCC Highways: Highways had a number of concerns in relation to the original layout. Amended plans have been received in response to these comments. They now state that their concerns have been addressed, although they may require a few minor amendments if the developers ask highways to adopt the private areas. However they do not believe these would have implications from a planning point of view and it is envisaged they would actually reduce the highway impact.</p> <p>Head of Environmental Services: Had concerns over original plans regarding communal bin storage and collection, however the amended plans mean each dwelling will have their own waste storage.</p> <p>Chorley Community Safety Partnership: Originally had concerns regarding seating by the apartment to north of development being a congregation area for youths possibly leading to anti-social behaviour, as well as the apartment bin stores. However, the apartments have now been removed from the scheme.</p> <p>Environment Agency: Have no objection in principle to the proposed development.</p> <p>United Utilities: Have no objection to the proposal subject to conditions.</p> <p>Whittle-le-Woods Parish Council: Objected to the application as it included the erection of three storey properties. They consider that this would have a detrimental effect on the rural appearance of Dawson Lane, as far too imposing on the landscape. The erection of two storey properties would be acceptable.</p>
Third Party Representations	<p>One letter has been received from a resident of Dawson Lane on the original plans submitted, which included a large number of apartments against the link road. They state that it was understood that when outline permission was granted it was on the understanding that housing density would reduce and dwelling heights would taper away as new housing development approached the Green Belt and Dawson Lane. The apartments proposed increase rather than decrease density and prominence overlooking the green belt, having a retrograde effect on the</p>

character on the Dawson Lane area. It is suggested three-storey properties be located more centrally within Buckshaw Village. They are also concerned about the three-storey apartments and terraced properties overlooking Jones' Farmhouse a listed building. It is considered that the proposals would have an adverse effect on the restoration/amenity potential of Jones' Farmhouse and suggest that to minimise the impact the three-storey proposal be modified to say single storey detached bungalows.

Neighbours have been renotified of the amended plans. Any comments received as a result of this will be placed on the addendum.

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. It is therefore considered that the proposals as amended accord with Policy GN2.

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. As stated previously the proposals are considered to be in line with the Buckshaw Village Design Code and landscaping has been integrated into the scheme, especially where the parcel bounds the link road, in accordance with Policy GN5.

Policy HS4 lays down the criteria that residential developments should satisfy in terms of design and layout. The development to the north of the parcel the subject of this application is another contemporary housing parcel where housing of similar characteristics to that now proposed has been permitted. To the south is parcel H7 on which a second Debut scheme was approved in August this year. It is considered that the proposals comply with this policy in that they sit comfortably with the adjacent parcels already approved, particularly Parcel H1 & H2 to the north. Initially, the northern part of the parcel proposed apartments and three-storey town houses. This higher density was considered unacceptable, as the parcel would have appeared disjointed with no degree of transition from high to low density development as people travel away from the centre of the village and no 'natural' growth or expansion. The massing and bulk of large apartment blocks and tall high-density housing on the edge of the site would have dominated the whole layout to the detriment of the intended form in a contemporary parcel, exacerbated as the parcel is within the Green Belt where development should taper out towards the east-west link road near to Dawson Lane, where the landscape becomes rural in nature. In addition, the apartments would have restricted views into the development again

reinforcing their bulk.

Amended plans have been received in response to these concerns. The large apartment block has been removed from the proposals and replaced by houses. The properties against the east-west link road, are all now nearly all two-storey detached dwellings apart from two three-storey dwellings. The only apartments on the parcel are the 'Chertsey' type. Their design results in them appearing as a three storey detached house, and they are situated in the centre of the parcel. They are therefore considered acceptable.

The proposed scheme results in a density of 32 dwelling per hectare, which is in line with the density for contemporary housing parcels as set out in the Buckshaw Design Code.

Other more minor amendments have been made to the scheme at the request of the case officer including reorientation of some properties to reduce overlooking.

Buckshaw Village is characterised by its dense development and the Council's interface distances between properties have largely been met within the amended layout. In the few instances where the proposals do not meet the interface distance guidelines the dwellings have been orientated to ensure the level of privacy for occupiers is acceptable and the proposals therefore comply with Policy HS4.

A footpath has been provided between the parcel and the east west link road to prevent a long walk from the properties to the bus stops. One of the key objectives of the Village Design Guide is to ensure journeys within Buckshaw can be easily undertaken by walking or cycling and to areas beyond by the use of public transport.

Policy TR4 outlines the highway development control criteria. The Highways Authority has viewed the amended plans and are satisfied that they have overcome their previous concerns. 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

For the reasons above, the application is recommended for approval.

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. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted

plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. 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 previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. 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 and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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).

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

9. The development hereby permitted shall be carried out in accordance with the submitted plan(s), as amended by those plans received on 28th November 2006.

Reason: To define the permission and ensure a satisfactory form of development.

10. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan Review.

11. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

12. The garages 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. The garages shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

13. 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 authorised 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.
