

**Item 3e**                                **14/00730/REMMAJ**

**Case Officer**                        **Adele Hayes**

**Ward**                                    **Clayton-le-Woods West and Cuerden**

**Proposal**                                **Reserved matters application pursuant to outline planning permission 11/01085/OUTMAJ for substitution of house types on Plots D78 - D85 and D89 - D101 approved under reserved matters approval 13/00138/REMMAJ.**

**Location**                                **Land South Of Cuerden Farm And Woodcocks Farm And Land North Of Caton Drive  
Wigan Road  
Clayton-Le-Woods**

**Applicant**                                **David Wilson Homes North West**

**Consultation expiry:**                **5 August 2014**

**Decision due by:**                      **3 October 2014**

**Proposal**

1. The wider site, which is being developed by both the applicant and Taylor Wimpey Homes, comprises approximately 13.65ha of land located to the east of the A49 Wigan Road, to the north of Clayton-le-Woods, approximately 6km from Chorley Town Centre and 8km from Preston.
2. This application seeks reserved matters approval for a re-plan of part of the approved development. The revised proposal affects 21 no. plots, located centrally within the site, which were approved previously under reference 13/00822/REMMAJ.
3. Consent is sought for details of appearance, landscaping, layout and scale. Details relating to means of access into the site from Wigan Road were approved at the outline stage.
4. The proposed development is subject to a number of conditions attached to the outline permission and a separate S106 Obligation.

**Recommendation**

5. It is recommended that the application is approved.

**Representations**

6. No representations have been received.

**Consultations**

7. Clayton-le-Woods Parish Council have confirmed that they have no comments to make.
8. Lancashire County Council Highways have confirmed that they have no objections to the proposal.

## Assessment

### Principle of the development

9. The principle of redeveloping the site with housing was originally established as being acceptable by the grant of outline planning permission in 2011; the subsequent Section 73 application to vary condition 20 of that approval (Layout of Highway Improvements at Hayrick Junction); and by the grant of reserved matters approval last year. This application purely proposes amendments to the detail of the approval which is addressed below.
10. The acceptability of the principle of development has been established and this application is for the consideration of a re-plan of part of the development only.

### Design and character of the development

11. The design principles for the proposed development are set out in the Design Code for the site and the proposed re-plan is considered acceptable.
12. David Wilson Homes are proposing changes to the approved site layout of plots D78 – D85 and Plots D89 – D101.
13. The proposed changes affect a total of 21 plots, including 19 no. affordable dwellings as detailed below.

HOUSE TYPE	NUMBER OF UNITS PREVIOUSLY APPROVED	NUMBER OF UNITS PROPOSED
<u>Affordable dwellings</u>		
2 bedroom	15	19
1 bedroom	2	0
3 bedroom	2	0
<u>Market Housing</u>		
3 bedroom	1	1
4 bedroom	1	1

14. The total number of units remains unchanged. The revisions will result in the removal of a rear parking court and 2no. one bedroom flats creating a stronger streetscene.

### Traffic and Transport

15. The acceptability of the principle of the site access was established by the grant of outline planning permission. This is a further reserved matters application that seeks approval for a re-plan of part of the development
16. The Highway Engineer at Lancashire County Council has been consulted and has raised no objections.

### Impact on the neighbours

17. The plots are located centrally within the wider development site and are remote from existing properties. It is considered that their relationship with each other 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.

### Conclusion

18. The reserved matters details are considered acceptable and the application is recommended for approval. The applicant is bound by the conditions placed on the outline permission and the legal agreement that was submitted at that time.

### Suggested Conditions

1. The development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of the outline planning permission or this approval of reserved matters.

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

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

*Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

3. The approved plans are:

Plan reference number:	Title:	Date received:
20251 CLW LP01	Location Plan	1 July 2014
H6063/01 Rev H	Planning Layout	1 July 2014
H6063/01 SLAB01	Proposed Slab Levels	20 August 2014
EXT WKS 16v	1800 Brick Pier Wall	20 August 2014
EXT WKS CLW01	1800 Close Boarded Timber Fence	20 August 2014
H6063/FL01 Revision A	Fencing Layout	20 August 2014
H6063-04 Rev G	Materials Layout	1 July 2014
06913 03C	Soft Landscape Scheme	1 July 2014
06913 04G	Soft Landscape Scheme	1 July 2014
06913 05F	Soft Landscape Scheme	1 July 2014
SH17--5	Planning Elevations Trad. Opt.	1 July 2014
SH17--5	Planning Floorplans Trad. Opt.	1 July 2014

H469—X5	Planning 1 of 2 - Holden	1 July 2014
H469—X5	Planning 2 of 2 - Holden	1 July 2014
H411—5	Planning 1 of 2 - Milford	1 July 2014
H411—5	Planning 1 of 2 - Milford	1 July 2014

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

4. 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.*

5. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans.

*Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.*

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 dwellings or the completion of the development within the relevant Phase, whichever is the earlier, 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.*

7. The car parking spaces for each dwelling shall be surfaced or paved, drained and marked out all in accordance with the approved plan before it is first occupied. The car park 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.*

10. The detached and integral garages hereby approved shall be kept freely available for the parking of cars and no works, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order amending or revoking and re-enacting that order, shall be undertaken to alter or convert the space into living or other accommodation

*Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards and nuisance caused by on-street parking.*

11. Prior to the marketing of the site full details of the marketing documentation showing prospective purchasers the location and approved details of the play area shall be submitted to an approved in writing by the Local Planning Authority.

*Reason: To ensure the provision of equipped play space to benefit the future occupiers of the site.*

12. Prior to the first occupation of any dwellings hereby approved an Estate Street Phasing and Completion Plan shall be submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards to each estate streets serving each phase of the development will be completed.

*Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.*

13. The new estate road/access for each phase of the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within each phase.

*Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.*

15. No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. hours of operation (including deliveries) during construction
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. siting of cabins
- vi. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- vii. wheel washing facilities
- viii. measures to control the emission of dust and dirt during construction
- ix. a scheme for recycling/disposing of waste resulting from demolition and construction works

*Reason: In the interests of highway safety and to protect the amenities of the nearby residents.*

#### Site History

The site history of the property is as follows:

Ref: 95/00479/FUL Decision: WDN Decision Date: 30 April 1996  
Description: Erection of 330 houses together with estate roads and the provision of open space on approximately 42 acres (17 Ha) of land,

Ref: 10/00275/SCE Decision: PESCEZ Decision Date: 30 April 2010  
Description: EIA Screening Opinion for Land off A49 Wigan Road, Clayton-le-Woods

Ref: 10/00414/OUTMAJ Decision: Appeal Allowed Decision Date:

Description: Outline application for residential development of up to 300 dwellings (comprising 2, 2.5, & 3 storeys) with details of access and highway works and indicative proposals for open space, landscape and associated works.

Ref: 11/00990/SCE Decision: PESCEZ Decision Date: 7 December 2011  
Description: Request for a screening opinion under the Town and Country Planning (EIA) regulations by Redrow Homes for Land off Wigan Road, Clayton le Woods

Ref: 11/01085/OUTMAJ Decision: PERFPP Decision Date: 4 April 2012  
Description: Section 73 application to amend condition 20 (Layout of Highway Improvements at Hayrick Junction) of Outline application 10/00414/OUTMAJ relating to the residential development of up to 300 dwellings (comprising 2, 2.5, & 3 storeys) with details of access and highway works and indicative proposals for open space, landscape and associated works.

Ref: 13/00095/SCE Decision: PESCEZ Decision Date: 19 April 2013  
Description: Request for Screening Opinion Pursuant to Regulation 5 of The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011

Ref: 13/00138/REMMAJ Decision: PERRES Decision Date: 7 May 2013  
Description: Reserved matters application pursuant to outline planning permission 11/01085/OUTMAJ for the erection of 294 dwellings, associated highways infrastructure, car parking and pedestrian / cycle routes, formal and informal open space provision and associated works

Ref: 13/00139/DIS Decision: PEDISZ Decision Date: 28 August 2013  
Description: Application to discharge conditions numbered 2 (affordable housing), 3 (phasing programme), 4 (external facing materials), 5 (hard ground surfacing materials), 6 (ground and slab levels), 7 (walls and fences), 8 (surface water drainage), 9 (foul water drainage), 10 (ground contamination), 11 (landscaping), 12 (public open space and play space provision), 15 (bat mitigation), 17 (construction method statement), 18 (ecological management plan), 21 (design of sewer network), 22 (archaeological work), 24 (maximum number of dwellings) and 25 (masterplan and design code) of planning approval 11/01085/OUTMAJ.

Ref: 13/00874/DIS Decision: REDISZ Decision Date: 6 December 2013  
Description: Application to discharge conditions numbered 12 (marketing documentation), 13 (estate street phasing plan), 14 (highway works), and 16 (construction method statement) of reserved matters approval 13/00138/REMMAJ.

Ref: 14/00079/DIS Decision: PEDISZ Decision Date: 12 May 2014  
Description: Application to discharge conditions 12 (marketing documentation), 13 (phasing plan), 14 (highway works) and 16 (Construction Method Statement) of planning permission ref: 13/00138/REMMAJ (which was a reserved matters permission for the erection of 294 dwellings)

Ref: 14/00161/MNMA Decision: PEMNMZ Decision Date: 7 March 2014  
Description: Minor non-material amendment to plots T1, T9-T31, T34, T36-T40, T42-T46, T49 and T50 (approved under 13/00138/REMMAJ) involving repositioning of previously approved house types.

Ref: 14/00750/MNMA Decision: PEMNMZ Decision Date: 19 August 2014  
Description: Minor non-material amendment to plots D61 -D68 (approved under 13/00138/REMMAJ) involving repositioning of previously approved house types.