

**Item A. 3**                      **06/01307/REMAJ**                      **Approve Reserved Matters**

**Case Officer**                      **Caron Taylor**

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

**Proposal**                      **Erection of 66 apartments and town houses with associated roads, sewers, garaging and landscaping,**

**Location**                      **Parcel H Buckshaw Village Euxton Lane Euxton Lancashire**

**Applicant**                      **Mr G Baldwin**

**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 H).

**Proposals**                      The current proposal is to erect 66 apartments and townhouses with associated roads, sewers, garaging and landscaping.

The parcel is located to the north of the site. The northern boundary of the parcel abuts Old Worden Avenue and its southern boundary Cornwall Avenue. To the west a green corridor runs along the boundary and to the east the cul-de-sac of Fusiliers Close serves the parcel. The development now proposed will be sandwiched in between two previously approved parcels, one of which is complete and the other nearing completion.

The parcel will be accessed from Fusiliers Close and Cornwall Avenue. The properties will mainly be outward looking with communal car parking provided to the rear in parking courts. Pedestrian access can be gained from Old Worden Avenue and from the green corridor running along the west boundary of the site.

The layout of the parcel is mainly in two groups of outward facing properties with a pedestrian green corridor separating them, running east to west. In the northwest of the parcel is a crescent shaped apartment block to mirror similar development on the adjacent parcel to the west.

The proposed properties are a mixture of heights. The proposed apartments are 3 storey with the houses being a mixture of 2 and 3 storey mainly townhouses. All are built of traditional brick, tile and render materials.

**Planning Policy**                      GN2: Royal Ordnance Site, Euxton  
GN5: Building Design  
HS4: Design and Layout of Residential Developments  
TR4: Highway Development Control Criteria

Joint Replacement Structure Plan 2001-2016: Policy 3 Strategic Locations for Development.

**Planning History** 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

**Consultations:** **LCC Highways:**  
Pre-application discussions took place with Highways regarding the parcel before it was submitted. The Highways Engineer requested some revisions at this stage. In response to consultation on this application he states that his earlier comments all appear to have been accommodated and therefore he confirms his approval of the layout. He did request some extra bollards be added to prevent vehicles access to footpaths. These have been added on the amended plans.

**Director of Streetscene, Neighbourhood & Environment:**  
The bin stores are large enough to house all refuse and recycling containers, but comments on the distance from the bin stores to the where the bin wagons will pick up. Residents will have to take bins to the roadside via the alley. The developer has been made aware of the size of communal bins to ensure passages are wide enough for them, and a drop off area for bins left for collection has been provided.

**Chorley Community Safety Partnership:** No comments have been received.

**Whittle-le-Woods Parish Council:** Objects to the construction of 3 storey properties, which border Dawson Lane, as this would be detrimental to the appearance of this country road. However, they would not object to the construction of less imposing 2 storey properties.

**Third Party Representations** None received

**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. In the Master plan approved under the outline permission and the Buckshaw Village Design Code the site is allocated as a contemporary housing area with Period Formal character properties alongside the green corridor and in the northwest corner of the parcel. 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. The Period Formal theme is characterised by Georgian/Victorian/Edwardian architectural styles 2-3 storey, occasionally 4 storeys laid out in a formal arrangement, possibly a square, crescent or a circle. It is considered that the proposals 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. It is accepted that this is quite a difficult parcel to design as it occupies a position between two already approved and nearly

complete parcels that are quite different in character. It is noted that the apartment block proposed in the northwest corner of the site and situated close to Dawson Lane is three stories and the Parish Council object on these grounds. However, it is considered important that the design of this part of the parcel reflects the half crescent apartments that have already been constructed on the other side of the green corridor. Completing this crescent will create a gateway to the green corridor and anything else would not sit well on this site.

The design of the dwellings along the green corridor, being 3 storeys in height with appropriate detailing gives them a vertical emphasis, which complies with the Period Formal theme for this area in the Masterplan. The dwellings drop to two storeys as they turn into the pedestrian footpath that runs east to west through the centre of the development and remain two storey along the footpath from which there are views of the parcel to the south. The dwellings remain two storeys on the southern and eastern boundaries of the parcel, which ensures the proposals sit well next to the adjacent parcels.

Against Old Worden Avenue the three-storey apartments step down to two storeys at each end to ensure they do not dominate the adjacent properties on the parcel. Landscaping has been integrated into the scheme, in front of the apartments and along the green corridor and pedestrian footpath through the parcel. Visually, the parcel will not be dominated by the car due to the rear parking areas. It is therefore considered that the proposals are in line with the Buckshaw Village Design Code and Policy GN5.

Policy HS4 lays down the criteria that residential developments should satisfy in terms of design and layout. Amendments have been received at the request of the case officer mainly altering the design of elevations to ensure the design of the parcel was consistent whilst also fitting in with the design of adjacent parcels. It is therefore considered that the proposals comply with Policy HS4 for the reasons discussed above. The differing heights of the dwellings in different parts of the parcel allow the scheme to fit well with the parcels on either side, whilst the detailing draws the whole scheme together.

The proposed scheme results in a density of 50 dwelling per hectare. It is acknowledge that this is above the densities for contemporary housing parcels as set out in the Buckshaw Design Code. However, in this case the density is higher due to the inclusion of a three-storey apartment block, which is essential to reflect the similar block on the adjacent parcel to the west.

Although the proposed scheme is high density, the rear parking courtyard with the dwellings situated around the perimeter results in the interface guidelines between properties being met. 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. As the layout of the parcel results in several plots 'turning corners', it is considered necessary to remove permitted development rights from the parcel to ensure any future extensions do not have an unacceptable impact on neighbouring properties.

Policy TR4 outlines the highway development control criteria. The Highway Authority has viewed the amended plans and is satisfied with the scheme. Two parking spaces will be provided for each dwelling and an average 1.4 for the apartments. There are also parking bays provided along Cornwall Avenue.

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

**Recommendation: Approve Reserved Matters Conditions**

1. 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.*

2. 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.*

3. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on 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.*

4. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.

*Reason: To ensure adequate on site provision for cycle parking in accordance with Policy No. TR18 of the adopted Chorley 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. 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.*

10. 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 Local Plan Review.*

11. 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.*

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A to D) or any Order revoking or re-enacting the Order, no alterations or extensions shall be undertaken to any dwelling hereby permitted.

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

13. The development hereby permitted shall be carried out in accordance with the amended plan(s), received on 30<sup>th</sup> January 2007.

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

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