

**Item 3p**                                **14/01231/REMMAJ**

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

**Ward**                                    **Astley And Buckshaw**

**Proposal**                                **Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for substitution of house type on Plots 64-68 and 70 approved under reserved matters approval 13/01132/REMMAJ**

**Location**                                **Group 1  
Euxton Lane  
Euxton**

**Applicant**                                **Redrow Homes Lancashire Division**

**Consultation expiry:**                **1 January 2015**

**Decision due by:**                      **25 February 2015**

### **Recommendation**

It is recommended that this application is approved.

### **Proposal**

1. This application relates to parcel H1a(ii) on the Group 1 site and seeks reserved matters consent for the substitution of house types on plots 64 – 68 and 70 (pursuant to outline permission reference 13/00126OUT) that were previously approved under reserved matters approval 13/01132/REMMAJ.
2. The Group One site is located to the west of Central Avenue and covers an area of 54.34 hectares. It is located to the south west of Buckshaw Village and forms part of the former Royal Ordnance site. It is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council with the larger part of the site within the boundary of Chorley.
3. Outline planning permission was granted in December 2009 for the redevelopment of the Group One site for mixed use development comprising housing and commercial uses and associated landscape treatment and highway works (08/00910/OUTMAJ). Permission was granted subject to a number of conditions and obligations contained within a Section 106 Agreement.
4. Two further Section 73 applications (11/00403/OUTMAJ and 13/00126/OUTMAJ) to vary condition 29 (access on the A49) of the outline planning permission and to remove the requirement for the dwellings to achieve Code Level 6 were approved on 27<sup>th</sup> July 2011 and 17 July 2013 respectively.
5. Infrastructure has been constructed to deliver serviced land which is solely accessed from a new junction onto the A49. This has enabled the sale of land across plots H3, H4 and H5 at the north western sector of Group One. Reserved matters approval has been given for these plots and housing development is underway. The balance of the development land falls in the administrative area of Chorley.

6. BAE Systems gained consent last year to vary the affordable housing obligations contained in the original Section 106 Agreement dated 22 December 2009 in so far as they relate to the part of the Group 1 site within Chorley Borough Council's administrative area.
7. The amendments effectively reduce the affordable housing provision from 20 per cent to 15 per cent across the land in Chorley and for all of the affordable housing units provided to be in the form of social rented housing.
8. All of the other obligations within the original Agreement were not affected by this application.
9. Reserved matters consent was granted for the erection of 93 no. dwellings on this parcel of land in March 2014. The approved scheme includes the provision of 14 no. affordable dwellings which are unaffected by this current application. Development is currently underway.

### **Representations**

10. The proposal has been publicised by the posting of a site notice and no representations have been received

### **Consultations**

11. **Lancashire County Council (Highways)** – no objection.
12. **United Utilities** – no comments received.
13. **Euxton Parish Council** – have not made any comments.

### **Assessment**

#### Principle of the development

14. The principle of redeveloping the site with housing was originally established as being acceptable by the grant of outline planning permission in 2009, the approval of the subsequent Section 73 applications and by the grant of reserved matters approval in March 2014 for the development of this parcel.
15. The acceptability of the principle of development has been established and this application is for the consideration of a plot substitutions only.

#### 16. Design and Appearance

17. Redrow Homes are proposing changes to the house type as follows:
18. Plot 64 - substituting a 4 bedroom Stratford house type with a 4 bedroom Oxford+ house type both of which are 2 storey properties. FFL will be retained at 58.65
19. Plot 65 - substituting a 3 bedroom Warwick house type with a 4 bedroom Stratford house type both of which are 2 storey properties. FFL will be retained at 58.65
20. Plot 66 - substituting a 4 bedroom Stratford house type with a 4 bedroom Oxford + house type both of which are 2 storey properties. FFL will be retained at 58.65
21. Plot 67 - substituting a 4 bedroom Windsor+ house type with a 3 bedroom Letchworth house type both of which are 2 storey properties. FFL will be decreased by 0.25 to 57.25
22. Plot 68 - substituting a 4 bedroom Oxford+ house type with a 3 bedroom Letchworth house type both of which are 2 storey properties. FFL will be retained at 57.25

23. Plot 70 - substituting a 4 bedroom Windsor+ house type with a 3 bedroom Warwick house type both of which are 2 storey properties. FFL will be retained at 57.65
24. 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 boundaries of the property.
25. 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.
26. 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

27. 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

28. The approved net density of the development (excluding the three areas of public open space and highway infrastructure) remains unchanged.

#### Traffic and Transport

29. All the properties meet the Council's parking standards of two spaces for three bed properties and four spaces for four or more bed properties.

#### **Conclusion**

30. 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 substitution are considered to be acceptable. The applicant is bound by the conditions placed on the outline permission and the legal agreement.

#### Planning Policies

In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026.

#### **Emerging Local Plan**

The Inspector has issued her partial report on the findings into the soundness of the Chorley Local Plan 2012-2026 which is a material consideration in the consideration of any planning application. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies and Travellers.

Paragraph 18 of the Partial Report states: "*For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all the main modifications set out in the*

*Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However because of the very advanced stage in the examination process that the main modifications set out in the Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers.”*

The Council accepted the Inspector’s modifications for Development Management purposes at its Executive Committee on 21<sup>st</sup> November 2013. It is therefore considered that significant weight can be given to her report, and to the policies and proposals of the emerging Local Plan, as amended by the main modifications.

Suggested Conditions

No.	Condition																																																						
1.	<p>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.</p> <p>Reason: To define the permission and in the interests of the proper development of the site.</p>																																																						
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="0" data-bbox="331 927 1313 1512"> <thead> <tr> <th data-bbox="331 927 746 960">Plan Ref.</th> <th data-bbox="746 927 1002 960">Received On</th> <th data-bbox="1002 927 1313 960">Title:</th> </tr> </thead> <tbody> <tr> <td data-bbox="331 960 746 994">n/a</td> <td data-bbox="746 960 1002 994">26 November 2014</td> <td data-bbox="1002 960 1313 994">Location Plan</td> </tr> <tr> <td data-bbox="331 994 746 1028">4312 DSL-01 Rev E</td> <td data-bbox="746 994 1002 1028">29 January 2015</td> <td data-bbox="1002 994 1313 1028">Detail Site Layout</td> </tr> <tr> <td data-bbox="331 1028 746 1061">4312 DSL-04 Rev F</td> <td data-bbox="746 1028 1002 1061">26 November 2014</td> <td data-bbox="1002 1028 1313 1061">Materials Layout</td> </tr> <tr> <td data-bbox="331 1061 746 1095">4312 DSL-03 Rev E</td> <td data-bbox="746 1061 1002 1095">26 November 2014</td> <td data-bbox="1002 1061 1313 1095">Boundary Details Layout</td> </tr> <tr> <td data-bbox="331 1095 746 1128">4312 DSL-02 Rev E</td> <td data-bbox="746 1095 1002 1128">26 November 2014</td> <td data-bbox="1002 1095 1313 1128">Waste Management Plan</td> </tr> <tr> <td data-bbox="331 1128 746 1162">4312 DSL-06 Rev E</td> <td data-bbox="746 1128 1002 1162">26 November 2014</td> <td data-bbox="1002 1128 1313 1162">Land Disposal Layout</td> </tr> <tr> <td data-bbox="331 1162 746 1196">4312 DSL-07 Rev E</td> <td data-bbox="746 1162 1002 1196">26 November 2014</td> <td data-bbox="1002 1162 1313 1196">Affordable Homes Layout</td> </tr> <tr> <td data-bbox="331 1196 746 1240">4312 DSL-08 Rev G Homes Layout</td> <td data-bbox="746 1196 1002 1240">26 November 2014</td> <td data-bbox="1002 1196 1313 1240">Code for Sustainable</td> </tr> <tr> <td data-bbox="331 1240 746 1274">4312 GRL-09 Rev C</td> <td data-bbox="746 1240 1002 1274">26 November 2014</td> <td data-bbox="1002 1240 1313 1274">Glazing requirements</td> </tr> <tr> <td data-bbox="331 1274 746 1308">4622.01 Rev C</td> <td data-bbox="746 1274 1002 1308">26 November 2014</td> <td data-bbox="1002 1274 1313 1308">Landscaping Proposal</td> </tr> <tr> <td data-bbox="331 1308 746 1341">4622.02 Rev B</td> <td data-bbox="746 1308 1002 1341">26 November 2014</td> <td data-bbox="1002 1308 1313 1341">Landscaping Proposal</td> </tr> <tr> <td data-bbox="331 1341 746 1375">E3H106-3 E Series Render</td> <td data-bbox="746 1341 1002 1375">26 November 2014</td> <td data-bbox="1002 1341 1313 1375">The Warwick</td> </tr> <tr> <td data-bbox="331 1375 746 1408">E4H131-2 Rev A E Series Render</td> <td data-bbox="746 1375 1002 1408">26 November 2014</td> <td data-bbox="1002 1375 1313 1408">The Oxford +</td> </tr> <tr> <td data-bbox="331 1408 746 1442">E4H131-2 Rev A E Series Brick</td> <td data-bbox="746 1408 1002 1442">26 November 2014</td> <td data-bbox="1002 1408 1313 1442">The Oxford +</td> </tr> <tr> <td data-bbox="331 1442 746 1476">E4H117-3 E Series Brick</td> <td data-bbox="746 1442 1002 1476">26 November 2014</td> <td data-bbox="1002 1442 1313 1476">The Stratford</td> </tr> <tr> <td data-bbox="331 1476 746 1509">E3H096-2 E Series Render</td> <td data-bbox="746 1476 1002 1509">26 November 2014</td> <td data-bbox="1002 1476 1313 1509">The Letchworth</td> </tr> <tr> <td data-bbox="331 1509 746 1543">C-SG01 1 001 Rev E</td> <td data-bbox="746 1509 1002 1543">26 November 2014</td> <td data-bbox="1002 1509 1313 1543">Single Garage</td> </tr> </tbody> </table> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>	Plan Ref.	Received On	Title:	n/a	26 November 2014	Location Plan	4312 DSL-01 Rev E	29 January 2015	Detail Site Layout	4312 DSL-04 Rev F	26 November 2014	Materials Layout	4312 DSL-03 Rev E	26 November 2014	Boundary Details Layout	4312 DSL-02 Rev E	26 November 2014	Waste Management Plan	4312 DSL-06 Rev E	26 November 2014	Land Disposal Layout	4312 DSL-07 Rev E	26 November 2014	Affordable Homes Layout	4312 DSL-08 Rev G Homes Layout	26 November 2014	Code for Sustainable	4312 GRL-09 Rev C	26 November 2014	Glazing requirements	4622.01 Rev C	26 November 2014	Landscaping Proposal	4622.02 Rev B	26 November 2014	Landscaping Proposal	E3H106-3 E Series Render	26 November 2014	The Warwick	E4H131-2 Rev A E Series Render	26 November 2014	The Oxford +	E4H131-2 Rev A E Series Brick	26 November 2014	The Oxford +	E4H117-3 E Series Brick	26 November 2014	The Stratford	E3H096-2 E Series Render	26 November 2014	The Letchworth	C-SG01 1 001 Rev E	26 November 2014	Single Garage
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3.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s).</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>																																																						
4.	<p>The external facing materials detailed on the approved plans shall be used and no others substituted.</p> <p>Reason: To ensure that the materials used are visually appropriate to the locality.</p>																																																						
5.	<p>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</p>																																																						

	<p>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.</p> <p>Reason: In the interest of the appearance of the locality.</p>
6.	<p>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.</p> <p>Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents.</p>
7.	<p>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.</p> <p>Reason: To protect the appearance of the locality and ensure a satisfactory relationship is maintained with the immediate surroundings.</p>
8.	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.</p> <p>Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use.</p>
9.	<p>The development hereby approved shall be carried out in accordance with the approved surface water regulation system.</p> <p>Reason: To secure proper drainage.</p>
10.	<p>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.</p> <p>Reason: To ensure adequate on site provision of car parking and manoeuvring areas.</p>
11.	<p>The garage(s) hereby approved 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.</p> <p>Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking.</p>

## Planning History

The site history of the property is as follows:

- Ref:** 08/00645/FUL      **Decision:** PERFPP      **Decision Date:** 21 July 2008  
**Description:** Erection of a bat house at Group One, Buckshaw Village,
- Ref:** 08/00910/OUTMAJ      **Decision:** PERFPP      **Decision Date:** 22 December 2009  
**Description:** 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.
- Ref:** 08/01002/FUL      **Decision:** PERFPP      **Decision Date:** 7 November 2008  
**Description:** Erection of a bat house at group one Buckshaw Village
- Ref:** 09/00084/FUL      **Decision:** PERFPP      **Decision Date:** 9 April 2009  
**Description:** Erection of a bat house at group one, Buckshaw Village.
- Ref:** 09/00095/FULMAJ      **Decision:** PERFPP      **Decision Date:** 22 December 2009  
**Description:** Land reclamation and remediation earthworks to create a development platform at Group 1, Buckshaw Village (site area 54.34 hectares).
- Ref:** 10/00153/DIS      **Decision:** PEDISZ      **Decision Date:** 21 April 2010  
**Description:** Application to discharge conditions 4, 9, 10, 11, 12, 14, 16, 17, & 18 attached to planning approval 09/00095/FULMAJ
- Ref:** 10/00247/DIS      **Decision:** PEDISZ      **Decision Date:** 21 April 2010  
**Description:** Application to discharge condition 32 of planning approval  
08/00910/OUTMAJ
- Ref:** 10/00309/DIS      **Decision:** PEDISZ      **Decision Date:** 16 July 2010  
**Description:** Application to discharge condition 14 attached to planning approval  
09/00095/FULMAJ (discharge of phase 1 only)
- Ref:** 10/00339/DIS      **Decision:** PEDISZ      **Decision Date:** 10 June 2010  
**Description:** Application to discharge conditions 7,8 and 23 of planning approval  
09/00095/FUL
- Ref:** 10/00693/DIS      **Decision:** PEDISZ      **Decision Date:** 24 September 2010  
**Description:** Application to discharge condition 14 attached to planning approval  
09/00095/FULMAJ (further phase relating to more information on tree removal/tree retention in the high and medium risk remediation zones).
- Ref:** 10/00940/DIS      **Decision:** PEDISZ      **Decision Date:** 14 December 2010  
**Description:** Application to discharge conditions 7, 10, 12, 22 & 28 attached to  
planning approval 08/00910/OUTMAJ
- Ref:** 10/01061/DIS      **Decision:** PEDISZ      **Decision Date:** 25 January 2011  
**Description:** Application to discharge condition 47 attached to planning approval  
08/00910/OUTMAJ
- Ref:** 10/01062/DIS      **Decision:** PEDISZ      **Decision Date:** 25 January 2011  
**Description:** Application to discharge condition 13 attached to planning approval  
09/00095/FULMAJ
- Ref:** 11/00080/DIS      **Decision:** PEDISZ      **Decision Date:** 15 March 2011

**Description:** Application to discharge conditions 5, 6, 8, 9, 11, 29, 30 and 46 attached to planning approval 08/00910/OUTMAJ

**Ref:** 11/00099/DIS      **Decision:** PEDISZ      **Decision Date:** 25 February 2011  
**Description:** Application to discharge condition 14 attached to planning approval 09/00095/FULMAJ. (phase 2 of the tree removal/tree retention and amendments to Phase 1 previously approved as part of 10/00309/DIS and 10/00693/DIS).

**Ref:** 11/00403/OUTMAJ      **Decision:** PERFPP      **Decision Date:** 27 July 2011  
**Description:** Section 73 application to vary condition 29 (access on the A49) attached to outline planning approval 08/00910/OUTMAJ

**Ref:** 11/00784/DIS      **Decision:** PEDISZ      **Decision Date:** 12 October 2011  
**Description:** Application to discharge condition 45 attached to planning approval 11/00403/OUTMAJ

**Ref:** 11/00897/DIS      **Decision:** PEDISZ      **Decision Date:** 17 October 2011  
**Description:** Application to discharge condition 24 attached to planning approval 11/00403/OUTMAJ

**Ref:** 12/00007/FUL      **Decision:** PERFPP      **Decision Date:** 3 May 2012  
**Description:** Construction of an access roads to serve parcels H3 and H4 of Group 1 and the erection of a foul pumping station.

**Ref:** 12/00265/MNMA      **Decision:** PEMNMZ      **Decision Date:** 5 April 2012  
**Description:** Application for minor non-material amendment to planning application 11/00403/OUTMAJ to amend to the remediation phasing

**Ref:** 12/00266/MNMA      **Decision:** PEMNMZ      **Decision Date:** 5 April 2012  
**Description:** Application for minor non-material amendment to planning application 09/00095/FULMAJ to amend to the remediation phasing

**Ref:** 12/00448/DIS      **Decision:** PEDISZ      **Decision Date:** 30 May 2012  
**Description:** Application to discharge condition 17 attached to planning approval 09/00095/FULMAJ

**Ref:** 12/00475/FULMAJ      **Decision:** PERFPP      **Decision Date:** 4 January 2013  
**Description:** Section 73 application to vary condition 18 (southern boundary treatment) attached to planning approval 09/00095/FULMAJ

**Ref:** 12/00688/FUL      **Decision:** PERFPP      **Decision Date:** 2 November 2012  
**Description:** Construction of an access road leading from Central Avenue together with earthworks and landscape treatment associated with the realignment of watercourses

**Ref:** 12/00791/MNMA      **Decision:** PEMNMZ      **Decision Date:** 10 January 2013  
**Description:** Application for minor non material amendment to outline planning application 08/00910/OUTMAJ comprising changes to the approved phasing of the development.

**Ref:** 12/00801/DIS      **Decision:** PEDISZ      **Decision Date:** 17 December 2012  
**Description:** Application to discharge conditions numbered 6 (exportation of material), 7 (cleaning of vehicle wheels), and 8 (routing of heavy goods vehicles) of planning approval 09/00095/FULMAJ.

**Ref:** 12/00835/DIS      **Decision:** PEDISZ      **Decision Date:** 28 September 2012  
**Description:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H3 for which a reserved matters application is to be submitted) of permission 08/00910/OUTMAJ (outline permission for the development of Group 1)

**Ref:** 12/00979/DIS      **Decision:** PEDISZ      **Decision Date:** 26 October 2012

**Description:** Application to discharge condition numbered 14 (tree survey) of planning approval 09/00095/FULMAJ

**Ref:** 12/00992/DIS      **Decision:** REC      **Decision Date:**  
**Description:**

**Ref:** 12/01205/DIS      **Decision:** PEDISZ      **Decision Date:** 17 December 2012  
**Description:** Application to discharge conditions numbered 3 (phasing) and 24 (verification reports) of planning approval 11/00403/OUTMAJ

**Ref:** 12/01237/DIS      **Decision:** PEDISZ      **Decision Date:** 6 February 2013  
**Description:** Application to discharge condition numbered 14 (tree survey) of planning approval 09/00095/FULMAJ

**Ref:** 13/00126/OUTMAJ      **Decision:** PERFPP      **Decision Date:** 17 July 2013  
**Description:** Section 73 application to vary condition no. 17 (Code for Sustainable Homes) of planning permission no. 11/00403/OUTMAJ to remove the requirement for dwellings built post January 2016 to achieve Level 6

**Ref:** 13/00310/FULMAJ      **Decision:** PERFPP      **Decision Date:** 6 June 2013  
**Description:** Engineering works comprising the re-grading of land at the ordinary watercourse crossing the site on a north-south alignment (following the installation of a culvert) to create a level platform for the construction of a Neighbourhood Equipped Area for Play to serve the planned housing neighbourhood.

**Ref:** 13/00649/FUL      **Decision:** PERFPP      **Decision Date:** 20 September 2013  
**Description:** Application under Section 106 BA of the Town and Country Planning Act 1990 (as amended) to modify a planning obligation dated 22 December 2009.

**Ref:** 13/00945/DIS      **Decision:** PEDISZ      **Decision Date:** 23 October 2013  
**Description:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H1a(ii) for which a reserved matters application is to be submitted) of permission 13/00126/OUTMAJ (outline permission for the development of Group 1)

**Ref:** 13/00946/DIS      **Decision:** INSFEE      **Decision Date:**  
**Description:**

**Ref:** 13/01014/DIS      **Decision:** PEDISZ      **Decision Date:** 8 November 2013  
**Description:** Application to discharge of condition 22 (remediation strategy) and condition 24 (verification report) of planning permission of 13/00126/OUTMAJ

**Ref:** 13/01113/DIS      **Decision:** PEDISZ      **Decision Date:** 3 December 2013  
**Description:** Application to discharge of condition 22 (remediation strategy) and condition 24 (verification report) of planning permission of 13/00126/OUTMAJ

**Ref:** 13/01132/REMAJ      **Decision:** PERRES      **Decision Date:** 26 March 2014  
**Description:** Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for the erection of 93 no. 2, 3 and 4 bedroom, 2 storey residential dwellings, together with associated access roads, driveways, garages, private garden areas and means of enclosure. Includes for the provision of 14 no. affordable dwellings within the above.

**Ref:** 14/00056/DIS      **Decision:** PEDISZ      **Decision Date:** 25 April 2014  
**Description:** Application to discharge conditions numbered 11, 13, 14, 15, 16, 17, 18, 33, 36, and 37 attached to outline planning approval 13/00126/OUTMAJ in so far as they relate to development parcel H1a(ii)

**Ref:** 14/00177/FULMAJ      **Decision:** WDN      **Decision Date:** 8 May 2014  
**Description:** Application to vary condition 7 of planning permission ref: 12/00945/REMAJ (which was a Reserved Matters application for the erection of 32 no.



dwellings) to allow the dwellings to be built to Code Level 3 (but Code 4 Energy) rather than Code Level 4 or 6.

**Ref:** 14/00179/DIS      **Decision:** PCO      **Decision Date:**  
**Description:** Application to discharge conditions 6 (carbon emissions statement) and 8 (Design Stage Assessment) of planning approval ref: 12/00945/REMMAJ (which was a Reserved Matters application for the erection of 32 no. residential dwellings).

**Ref:** 14/00265/REMMAJ      **Decision:** PERFPP      **Decision Date:** 19 May 2014  
**Description:** 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)

**Ref:** 14/00343/DIS      **Decision:** PEDISZ      **Decision Date:** 15 May 2014  
**Description:** Application to discharge condition numbered 25 (site compound) attached to outline planning approval 13/00126/OUTMAJ in so far as it relates to development parcel H1a(ii)

**Ref:** 14/00549/DIS      **Decision:** PEDISZ      **Decision Date:** 2 July 2014  
**Description:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H2 for which a reserved matters application is to be submitted) of permission 13/00126/OUTMAJ (outline permission for the development of Group 1)

**Ref:** 14/00635/REMMAJ      **Decision:** PERFPP      **Decision Date:** 4 September 2014  
**Description:** Reserved matters application for the erection of 64 no. residential dwellings and associated landscape and highway works (pursuant to outline permission ref: 13/00126/OUTMAJ).

**Ref:** 14/00659/DIS      **Decision:** PCO      **Decision Date:** Pending  
**Description:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H1e for which a reserved matters application is to be submitted) of permission 13/00126/OUTMAJ (outline permission for the development of Group 1)

**Ref:** 14/00927/OUTMAJ      **Decision:** PCO      **Decision Date:** Pending  
**Description:** Section 73 application to vary condition no. 30 (Construction of main access road) of planning permission no. 13/00126/OUTMAJ to enable re-positioning of the main access road through the site.

**Ref:** 14/00933/REMMAJ      **Decision:** PERRES      **Decision Date:** 17 December 2014  
**Description:** Reserved matters application for the erection of 45no. residential dwellings (including 9no. affordable) and associated landscape and highway works (pursuant to outline permission ref: 13/00126/OUTMAJ).

**Ref:** 14/00990/ADV      **Decision:** WDN      **Decision Date:** 3 November 2014  
**Description:** Erection of 12 no. directional yellow signs (1m x 36cm) fixed to lampposts on routes leading from Euxton, the M61 and the M6 pointing the way to Redrow housing development at Buckshaw Village (Group 1 part of site).

**Ref:** 14/01151/MNMA      **Decision:** PEMNMZ      **Decision Date:** 5 December 2014  
**Description:** Minor non-material amendment to plots 1 - 4 (approved under 13/01132/REMMAJ) involving repositioning of previously approved house types.

**Ref:** 14/01152/REM      **Decision:** PERRES      **Decision Date:** 22 December 2014  
**Description:** Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for substitution of house type on Plot 5 approved under reserved matters approval 13/01132/REMMAJ

**Ref:** 14/01232/REMMAJ      **Decision:** PERRES      **Decision Date:** 21 January 2015  
**Description:** Reserved matters application for 58no. dwellings and associated works (pursuant to outline permission ref: 13/00126/OUTMAJ). Variation of the plans approved

by permission ref: 14/00635/REMAJ to amend the layout and house types on the parcel, including a reduction overall of 6no. dwellings.