

**Item 3G**                                **14/01218/REMMAJ**

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

**Ward**                                    **Mawdesley**

**Proposal**                              **Reserved matters application pursuant to outline planning permission 14/00022/OUTMAJ for the erection of 56 no. dwellings and a scout hut with associated parking. Layout, scale, appearance and landscaping to be considered.**

**Location**                              **Goodyear Business Park, Gorse Lane, Mawdesley**

**Applicant**                              **Bloor Homes North West**

**Consultation expiry:**                **24 February 2015**

**Decision due by:**                    **20 April 2014**

**Recommendation**

It is recommended that the application is approved.

## Proposal

1. The application site is located within the defined settlement boundary of Mawdesley. It is bound, in broad terms, by properties along Gorsey Lane to the south, a mix of commercial, industrial and residential properties along New Street to the west, an agricultural/wooded area also within the settlement boundary to the north and industrial premises and Green Belt agricultural land to the east.
2. The application site is essentially flat, with some undulations and there is a small pond to the rear of the existing premises occupied by Goodyear Furniture. There are mature trees and shrubs adjoining the field boundaries and there are woodland copses beyond the north and east boundaries.
3. The primary access to the site is from Gorsey Lane. A secondary access is also available from New Street, and this will continue to serve the remaining section of Goodyear Business Park as it does currently.
4. This application seeks reserved matters approval for a residential development comprising 56 dwellings, of which 21 are proposed to be affordable and a community building pursuant to outline permission ref: 14/00022/OUTMAJ.
5. Consent is sought for details of layout, scale, appearance and landscaping of the development. Details relating to means of access into the site from Gorsey Lane approved at the outline stage.
6. The proposed development is subject to a number of conditions attached to the outline permission and a separate S106 Obligation.

## Representations

7. The application has been publicised by way of individual letters and site notices have been displayed. A press notice has also been published. As a result of this publicity 8no. representations have been received citing the following grounds of objection:

### Principle of Development

- The proposed development will harm the rural character of Mawdesley which is an award winning village.
- There is no need for additional housing and the character of village will be transformed
- The submitted plans do not accurately show adjoining properties.
- The Ordnance Survey map is out of date and does not reflect the distribution of land peripheral to the site.
- The application papers are lacking in detail.

### Design

- The condensed position of the smaller housing units in one corner of the site seems poor.
- No detail regarding how services to the site will be effected, or how surface water will be dealt with dealt, with have been submitted.
- The height and design of the boundary treatment is not clear.

### Highway safety

- Mawdesley is a small village with the roads already at capacity.
- The increased traffic arising from the development will pose a risk to pedestrians and cyclists.

### Infrastructure

- The village has few facilities and the infrastructure would need improving prior to a population increase of possibly several hundred residents.

### Flooding

- The proposed housing would increase the risk of flooding.

### Housing

- Affordable housing in the village is not a right.

### Community Building

- Mawdesley does not require a further “Communal Hall” and there are already adequate facilities in the village.

## **Representations**

8. Mawdesley Parish Council – no comments have been received
9. LCC Highways – Comment that the proposed layout is acceptable. Conditions and advice notes are recommended.
10. LCC Flood Risk Management – comment that Condition 11 of the Outline Planning Permission states that development should not take place until a surface water drainage scheme for the site has been submitted and approved. The Flood Risk Management Team at Lancashire County Council is currently working with the Parish Council in Mawdesley on a potential scheme to repair or replace a culvert in the village. It is understood that surface water drainage from the site will discharge to a watercourse before it enters the culvert which is currently being assessed for a potential improvement scheme. The Lead Local Flood Authority has requested that they be consulted upon the submission of the proposed drainage strategy for the site in relation to condition 11.
11. Environment Agency - Have reviewed the details as submitted and have confirmed that they have no further comments to add to their previous response (dated 23 June 2014) to the outline application 14/00022/OUTMAJ.
12. For information, a Flood Risk Assessment (FRA) was submitted as part of the outline application. The Environment Agency confirmed at that time that they are satisfied that the proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere, provided that any subsequent development proceeds in accordance with the recommendations of the FRA. In addition the Environment Agency confirmed that they support the proposed enhancement, management and mitigation for habitats and protected species.
13. United Utilities - Have raised no objections

## **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 2014.

15. The acceptability of the principle of development has been established and this application is for the consideration of matters reserved for subsequent approval.

#### Design and character of the development

16. The applicant submitted a detailed Design and Access Statement at outline stage which demonstrated an understanding of the site, its context and has proposed a layout which responds to the character of Mawdesley and the site.
17. The proposed scheme is considered appropriate in respect of its layout having regard to the character of its surroundings and accords with the approved principles established by the outline planning permission.
18. Opportunities to enhance the setting of the site have been taken with the creation of a wildlife/open space area in the south east corner that was originally indicated on the masterplan.
19. There are residential properties immediately adjoining the site to the south. The proposed layout of both the dwellings and the community building has considered the relationship the new development will have with the existing properties.
20. The proposed development will provide 56no. dwellings with an overall site density of approximately 27 dwellings per hectare [dph]. Existing development within Mawdesley and which forms the context of the application site is built at a similar density. The proposed density level also enables the enhancement of a wildlife area. It is considered in this instance that the proposed density will make efficient and effective use of the land whilst reflecting the density of the surrounding development.
21. There will be a mixture of dwelling types and sizes ranging from 1 bedroom apartments to 5 bedroom family homes. 21 units are proposed to be affordable dwellings and this will meet the requirements of the outline planning permission and address the identified housing needs in the area in terms of both tenure and size. They will be located in two specific character areas.
22. The following mix of units is proposed:
  - 4 x 1 bedroom affordable units
  - 11 x 2 bedroom affordable units
  - 6 x 3 bedroom affordable units
  
  - 1 x 3 bedroom market unit
  - 18 x 4 bedroom market units
  - 16 x 5 bedroom market units
23. The proposed housing mix is considered to represent a good mix of dwelling sizes. The general design principle for the proposed housing incorporates a perimeter block layout with strong street frontages and secure defensible rear gardens. The individual house types, which comprise a mix of detached, semi- detached, terraced and apartments will be 2 or 2.5 storeys in height.
24. The proposed community building will be single storey.
25. It is considered that the proposed scheme develops a legible environment with attractive streets and pedestrian routes which provide good connectivity across the site.
26. Landscaping and open space associated with the development will provide amenity, biodiversity and sustainability benefits.
27. A Flood Risk Assessment (FRA) prepared by Betts Associates Ltd (Ref: BLH02\_FRA, Rev 3.1) was submitted as part of the outline application. The Environment Agency confirmed that they had reviewed the report and confirmed that they are satisfied that the

proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere, provided that any subsequent development proceeds in accordance with the recommendations of the FRA.

28. One of the conditions of the outline planning permission states that development should not take place until a surface water drainage scheme for the site has been submitted and approved. The Flood Risk Management Team at Lancashire County Council is currently working with the Parish Council in Mawdesley on a potential scheme to repair or replace a culvert in the village.
29. Whilst some hedgerow and tree removal is necessary to facilitate the development, compensatory planting with the use of native species is proposed.
30. The proposed site layout takes account of habitat connectivity and green infrastructure through the site and between the site and the wider area. The proposed fence designs should ensure environmental permeability and connectivity for wildlife.
31. The existing permanent pond will be retained and enhanced by the application of appropriate management.

#### Impact on neighbours

32. There is a sufficient degree of separation between the existing dwellings and the proposed houses to ensure that the Council's spacing standards are met. As such it is considered that the proposal will not result in any loss of amenity for existing residents and the future residents within the development.
33. The properties along Gorse Lane have the closest relationship with the site. At present the existing Goodyear Furniture Centre and Business Park buildings run along the entire southern boundary and are of a considerable height and massing. The proposals will significantly reduce the dominant impact these buildings currently have upon the properties along Gorse Lane and so will result in a significant improvement from a visual perspective as the built form along this boundary will be significantly reduced.

#### Traffic and Transport

34. The acceptability of the principle of the site access was established by the grant of outline planning permission. This is a reserved matters application that seeks approval for the outstanding details.
35. The layout has been well considered as the carriageways, footways, junctions, relate well with the buildings and the general surroundings. The proposed development is permeable internally and the main pedestrian/cyclist routes accommodated on-street.
36. 16no. spaces will be provided for users of the community building.
37. All the residential properties meet the Council's parking standards. The majority of the spaces will be provided in the curtilages of the properties. On the higher density part of the site, not all spaces are provided in driveways as some will be located on a parking court.
38. This approach, with a mixture of dedicated and non-dedicated spaces, is supported by Manual for Streets which states a combination of on-plot, off-plot and on-street parking will often be appropriate. LCC Highways have not objected to the proposal on these grounds. The more flexible the use of parking spaces, the more efficient the use of space is. In this case it is also considered that communal parking for residents and visitors is therefore considered acceptable.

## Other Issues

39. As this is a reserved matters application pursuant to an outline permission, it is only matters of layout, scale, appearance and landscaping that are for consideration at this stage. Many of the issues raised by objectors have already been considered at the outline stage or will be considered as part of conditions associated legal agreement. These must not therefore be repeated as part of this application.
40. The applicant will also be required to discharge conditions placed on the outline permission which requires a number of issues to be approved by the Council, including surface water drainage details and foul water drainage details.

## Conclusion

41. 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.

## **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. The specific policies/ guidance considerations are contained within the body of the report and for convenience are also detailed below.

### **Chorley Borough Local Plan**

The Chorley Local Plan Review was adopted in August 2003. It was saved in September 2007

The relevant saved Local Plan policies are:

- GN4: Settlement Policy- Other Rural Settlements
- GN5: Building Design & Retaining Existing Landscape Features.
- DC1: Development in the Green belt
- DC6: Major Developed Sites in the Green Belt
- EP4- Species Protection
- EP9- Trees and Woodland
- EP20- Noise
- HS4- Design and Layout of Residential Developments
- HS21- Playing Space Requirements
- TR1- Major Development – Tests for Accessibility & Sustainability
- TR4- Highway Development Control Criteria
- TR18: Provision for Pedestrians and Cyclists in New Development

### **Central Lancashire Core Strategy** (adopted July 2012)

Policies to be given weight are:

- Policy MP
- Policy 1 Locating Growth
- Policy 4 Housing Delivery
- Policy 5 Housing Density
- Policy 7 Affordable Housing
- Policy 10 Employment Premises and Sites
- Policy 17 Design of new buildings
- Policy 21 Landscape Character Areas
- Policy 22 Biodiversity and Geodiversity
- Policy 25 Community Facilities
- Policy 27 Sustainable Resources & New Developments

### Supplementary Planning Guidance

- The Central Lancashire Supplementary Planning Document Design Guide (adopted October 2012) is relevant as it aims to encourage high quality design of places, buildings and landscapes in the Borough.
- The Central Lancashire Supplementary Planning Document- Affordable Housing (adopted October 2012)
- Open Space and Playing Pitch Supplementary Planning Document

### Emerging Local Plan

Chorley Local Plan 2012 - 2026

Relevant Policies are:

- Policy V1 : Model Policy
- Policy V2 Settlement Areas – development in settlements. The site is within the settlement of Mawdesley. The policy says there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and other policies and proposals within the plan. In order to protect the character of the local area, it is important that new development respects local distinctiveness and does not adversely affect existing open spaces.
- Policy ST1 New provision or improvement of footpaths, cycleways, bridleways and their associated facilities in existing networks and new development
- Policy ST4 Car Parking Standards – proposals will need to make parking provision in accordance with the standards set out in Appendix D
- Policy HS4A Open Space requirements in new developments
- Policy HS4B Playing pitch requirements in new housing developments
- EP1 Employment Site Allocations – EP1.17 Rear of New Street , Mawdesley
- Policy EP9 : Development in Edge – of Centre and Out of Centre Locations
- BNE1 Design Criteria for New Development.
- BNE9 – Biodiversity and Nature Conservation
- BNE10 – Trees
- BNE11- Species Protection

### Planning History

Reference	Description	Decision
14/00022/OUTMAJ	Outline application for the means of access to a mixed use development comprising up to 56 residential units, a community building with car park and public open space and change of use from B1 (office) / B8 (storage) use to a retail showroom	Approved: 22.04.2014
02/01209/FUL	Change of Use from storage space to offices with alterations to elevations	Approved: 03.02.2003
00/00859/COU	Change of use of mixed use building to Class B1 (office/light industrial) use	Approved: 14.02.2001
98/00839/FUL	Provision of new windows at first floor level	Refused: 10.03.1999
92/00700/FUL	Vehicular and pedestrian access	Refused: 30.03.1993
90/00709/COU	Change of use from storage to light industrial (Unit 2)	Approved: 18.12.1990
87/00278/FUL	Erection of office storage and display building (Unit 11)	Approved: 15.06.1987
82/00449/FUL	Change of use from basketware store to joiners workshop (Unit 11)	Approved: 24.08.1982
77/01098/OUT	Outline application for single storey storage building	Approved: 11.04.1978
76/00594/FUL	2 storey workshop	Approved: 05.10.1976

76/00073/FUL	Two storey warehouse/workshop, and alterations to existing shop/offices	Approved: 05.04.1976
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The following conditions are suggested:

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><i>Reason: To define the permission and in the interests of the proper development of the site.</i></p>																																													
2.	<p>The proposed development must be begun not later than two years from the date of this permission.</p> <p><i>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.</i></p>																																													
3.	<p>The approved plans are:</p> <table border="1"> <thead> <tr> <th>Plan reference number:</th> <th>Title:</th> <th>Date received:</th> </tr> </thead> <tbody> <tr> <td>NW005-SL-010</td> <td>Site layout and FFL</td> <td>24 November 2014</td> </tr> <tr> <td>NW005-SL-001B</td> <td>Site layout</td> <td>14 April 2014</td> </tr> <tr> <td>W10006-PD-039 Rev.A</td> <td>Streetscenes</td> <td>24 November 2014</td> </tr> <tr> <td>YOR.2445_001</td> <td>Soft Landscape Proposals</td> <td>3 March 2015</td> </tr> <tr> <td>NW005-SL-004</td> <td>Means of Enclosure</td> <td>19 February 2015</td> </tr> <tr> <td>001_01</td> <td>1.8M Close Board Timber Fence</td> <td>19 February 2015</td> </tr> <tr> <td>001_04</td> <td>1.8M Overlap Timber Panel Fence</td> <td>19 February 2015</td> </tr> <tr> <td>001_23</td> <td>0.45M Timber Knee Rail Fence</td> <td>19 February 2015</td> </tr> <tr> <td>001_06</td> <td>1.2M Timber Post &amp; Rail Fence</td> <td>19 February 2015</td> </tr> <tr> <td>N/A</td> <td>Technical Information – Green Screens</td> <td>19 February 2015</td> </tr> <tr> <td>NW005-PD-101</td> <td>Scout hut – Planning Drawing</td> <td>14 April 2015</td> </tr> <tr> <td>Scout Hut</td> <td>Floor plans and elevations</td> <td>14 April 2015</td> </tr> <tr> <td>WI0006-PD-001 Rev A</td> <td>Floor plans Plots 1, 15 and 21</td> <td>24 November 2014</td> </tr> <tr> <td>WI0006-PD-002 Rev A</td> <td>Elevations Plots 1, 15 and 21</td> <td>24 November 2014</td> </tr> </tbody> </table>	Plan reference number:	Title:	Date received:	NW005-SL-010	Site layout and FFL	24 November 2014	NW005-SL-001B	Site layout	14 April 2014	W10006-PD-039 Rev.A	Streetscenes	24 November 2014	YOR.2445_001	Soft Landscape Proposals	3 March 2015	NW005-SL-004	Means of Enclosure	19 February 2015	001_01	1.8M Close Board Timber Fence	19 February 2015	001_04	1.8M Overlap Timber Panel Fence	19 February 2015	001_23	0.45M Timber Knee Rail Fence	19 February 2015	001_06	1.2M Timber Post & Rail Fence	19 February 2015	N/A	Technical Information – Green Screens	19 February 2015	NW005-PD-101	Scout hut – Planning Drawing	14 April 2015	Scout Hut	Floor plans and elevations	14 April 2015	WI0006-PD-001 Rev A	Floor plans Plots 1, 15 and 21	24 November 2014	WI0006-PD-002 Rev A	Elevations Plots 1, 15 and 21	24 November 2014
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WI0006-PD-004 Rev A	Floor plans and elevations Plots 7	24 November 2014
WI0006-PD-005 Rev A	Floor plans and elevations Plots 6 and 8	24 November 2014
WI0006-PD-006 Rev A	Floor plans Plots 3 and 53	24 November 2014
WI0006-PD-007 Rev A	Elevations Plots 3 and 53	24 November 2014
WI0006-PD-008 Rev A	Floor plans Plots 44 and 52	24 November 2014
WI0006-PD-009 Rev A	Elevations Plots 44 and 52	24 November 2014
WI0006-PD-010 Rev A	Floor plans and elevations Plots 16, 17 and 20	24 November 2014
WI0006-PD-013 Rev A	Floor plans Plots 47	24 November 2014
WI0006-PD-014 Rev A	Elevations Plots 47	24 November 2014
WI0006-PD-015 Rev A	Floor plans Plots 18, 43, 54, 42, and 56	24 November 2014
WI0006-PD-016 Rev A	Elevations Plots 18, 43, 54, 42, and 56	24 November 2014
WI0006-PD-017 Rev A	Floor plans Plots 5 and 45	24 November 2014
WI0006-PD-018 Rev A	Elevations Plots 5 and 45	24 November 2014
WI0006-PD-021 Rev A	Floor plans Plots 4, 19, 40, 46, and 48	24 November 2014
WI0006-PD-022 Rev A	Elevations Plots 4, 19, 40, 46, and 48	24 November 2014
WI0006-PD-023 Rev A	Floor plans Plots 50 and 2	24 November 2014
WI0006-PD-024 Rev A	Elevations Plots 50 and 2	24 November 2014
WI0006-PD-025	Floor plans and elevations Plots 37 - 38	24 November 2014
WI0006-PD-026	Floor plans and elevations Plots 13 - 14	24 November 2014
WI0006-PD-027	Floor plans and elevations Plots 22 - 23	24 November 2014
WI0006-PD-028	Floor plans and elevations Plots 11 - 12	24 November 2014
WI0006-PD-029	Floor plans Plots 33 - 36	24 November 2014
WI0006-PD-030	Elevations Plots 33 - 36	24 November 2014
WI0006-PD-031	Floor plans Plots 30 - 32	24 November 2014
WI0006-PD-032	Elevations Plots 30 - 32	24 November 2014
WI0006-PD-033	Ground floor plan	24 November 2014

		Plots 24 - 29	
	WI0006-PD-034	First floor plan Plots 24 - 29	24 November 2014
	WI0006-PD-035	Elevations Plots 24 - 29	24 November 2014
	WI0006-PD-036	Elevations Plots 24 - 29	24 November 2014
	WI0006-PD-037	Floor plans and elevations Single and Double Garage	24 November 2014
	WI0006-PD-040	Floor plans and elevations Plot 10	24 November 2014
	WI0006-PD-041	Floor plans and elevations Plot 9	24 November 2014
	WI0006-PD-042	Floor plans Plot 49	24 November 2014
	WI0006-PD-043	Elevations Plot 49	24 November 2014
	WI0006-PD-044	Floor plans Plots 55 and 41	24 November 2014
	WI0006-PD-045	Elevations Plots 55 and 41	24 November 2014
	WI0006-PD-046	Floor plans Plot 51	24 November 2014
	WI0006-PD-047	Elevations Plot 51	24 November 2014
	WI0006-PD-048	Floor plans Plot 39	24 November 2014
	WI0006-PD-049	Elevations Plot 39	24 November 2014
	XLG01(SR)01A	Garage with annex	14 April 2015
	G01(SGR)01 Rev D	Single garage Side Gable Version	14 April 2015
	<i>Reason: To define the permission and in the interests of the proper development of the site.</i>		
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.  <i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i>		
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.  <i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i>		
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.		

	<i>Reason: In the interest of the appearance of the locality.</i>
7.	<p>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.</p> <p><i>Reason: To ensure adequate on site provision of car parking and manoeuvring areas.</i></p>
8.	<p>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.</p> <p><i>Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards and nuisance caused by on-street parking.</i></p>