

<b>Item A. 2</b>	<b>07/00244/FULMAJ</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Mark Moore</b>	
<b>Ward</b>	<b>Astley And Buckshaw</b>	
<b>Proposal</b>	<b>Construction of 30 no. houses and 28 no. apartments with associated parking.</b>	
<b>Location</b>	<b>Parcel 7 Land 30m South Of 60 Main Street Buckshaw Village Euxton</b>	
<b>Applicant</b>	<b>Barratt Manchester</b>	
<b>Background</b>	<p>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 7).</p>	
<b>Proposals</b>	<p>The current proposal is to erect 30 houses and 28 apartments with associated parking. The site also includes a proposed surface water storage pond situated in the south-west corner adjacent to Central Avenue.</p> <p>The parcel is located to the south of the village centre and is situated immediately adjacent to the eastern side of Central Avenue. The northern boundary of the parcel abuts Main Street whilst the land situated to the south and the east is presently undeveloped. The site immediately abutting the eastern site boundary (Parcel F) has planning permission (06/991) for 123 residential properties comprising a mix of detached and semi-detached properties. The site located directly to the west on the opposite side of Central Avenue is currently under construction and comprises three storey apartment blocks.</p> <p>It is proposed to access the site at two points linked to the road system approved on the adjacent site at Parcel F. Separate pedestrian access to the site is proposed via a footpath linked to Central Avenue.</p> <p>The layout of the parcel is mainly in two groups comprising 2 three storey apartment blocks situated in the north west corner of the site with the remainder given over to residential dwellinghouses comprising a mix of two storey detached, semi-detached and terraced properties.</p>	
<b>Planning Policy</b>	<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** 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  
06/1240/FULMAJ: Construction of 30 houses and 28 apartments with associated parking. Withdrawn.

**Consultations:** **LCC Highways:**  
Pre-application discussions took place with Highways regarding the parcel on the previous planning application (06/1240) which has since been withdrawn. The Highways Engineer requested some revisions at this stage which have been accommodated in the revised scheme.

**Head of Environmental Services:**  
No objections subject to suitable access for bin collection and arrangements for providing, repairing and cleaning communal refuse/recyclate facilities.

**Chorley Community Safety Partnership:**  
Comments were made in relation to the previous scheme and have been incorporated as revisions to the current proposals.

**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. 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 proposals represent a transition from the denser built form located within the village centre towards a more 'traditional' housing estate layout. The proposals also continue a band of larger apartment blocks by reflecting existing blocks which presently front onto Central Avenue to the north of the site. The proposals have been revised along with officers recommendations to improve the general layout. 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 slightly different in character. Nonetheless the proposed design compliments the neighbouring proposals and will provide an appropriate intervening development site to provide a transition between the village centre development and the outlying parcels of land.

The design of the dwellings fronting Central Avenue relate well to existing development and also to the proposed surface water pond which is required in relation to the wider Sustainable Urban

Drainage System. The dwellings drop to two storeys towards the south and east of the site and remain two storeys on the southern and eastern boundaries of the parcel, which ensures the proposals sit well next to the adjacent parcels.

Landscaping has been integrated into the scheme principally, along the eastern edge of the storage pond. 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 road layout, parking areas and footpath links 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.

Although the proposed scheme is high density in parts, 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.

## **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. 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.*

4. 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.*

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. 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.*

9. 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.*

10. 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.

*Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.*

11. 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.*

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