

Item	07/00248/REMAJ	Approve Reserved Matters
Case Officer	Caron Taylor	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Reserved Matters Application for the erection of 76 dwellings with associated parking, landscaping, bin stores, roads and sewers,	
Location	Parcel H8 Euxton Lane Euxton Lancashire	
Applicant	Johnathon Lowe	
Background	<p>The application is the latest 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 H8).</p>	
Proposals	<p>The current proposal is to erect 76 dwellings in the form of two apartment blocks with associated parking, landscaping, bin stores, roads and sewers.</p> <p>The parcel fronts onto two sides of the formal green square, the other two sides were approved in 2003 under permission 03/01027/REMAJ and have been constructed. Parking is in rear courtyard areas. The design philosophy reflects that of the apartment blocks on the other side of the square with vertically proportioned windows. The apartment blocks are 4 storeys lowering to 3 storeys at either end. Traditional materials including brick, render and slate are proposed. The scheme takes the form of 76 one and two bedroom apartments.</p> <p>The parcel is situated towards the centre of the site against a formal green square which contains a neighbourhood play area. The site is within a contemporary housing area with a period formal frontage as set out in the Buckshaw Village Master Plan and Residential Design Code.</p> <p>The two apartment blocks will be accessed separately. The block on the southeast side of the formal green square will be accessed at two points into the parking court from the road at the rear. The other block on the northeast of the square will be also be accessed from two points, one off Cornwall Avenue via an underpass in the apartment building and the other off a tuning head accessed from the east corner of the square. It will not be possible to pass though the parcel due to the layout.</p>	
Planning Policy	<p>GN2: Royal Ordnance Site, Euxton GN5: Building Design HS4: Design and Layout of Residential Developments TR4: Highway Development Control Criteria</p>	
Planning History	<p>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</p>	
Consultations:	<p><u>Lancashire County Highways:</u> Asked for some minor changes to be made to the road leading to the car parking area to apartment block one. Amended plans have been received to the satisfaction of the County Highways Engineer.</p> <p><u>Director of Streetscene Neighbourhoods & Environment Directorate:</u></p>	

The Waste Section of the Council has no comments to make on the proposals.

Multi Agency Problem Solving (MAPS):

Have no observations to make.

United Utilities:

Have no objection subject to informatives.

Whittle-Woods Parish Council:

Have no objection to the 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. The site is allocated as a Period Formal character area in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Design Code states that such areas will be characterised by embracing Georgian/Victorian/Edwardian architectural styles 2-3 storey, occasionally 4 storeys laid out in a formal arrangement, possible a square, crescent or a circle, at a density of 30-50 dwellings per hectare.

Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping integrated into the scheme and the appearance, layout and spacing of new buildings should respect the distinctiveness of the area. Policy HS4 lays down the criteria that residential developments should satisfy in terms of design and layout. Criteria b) of this policy states that proposed development should respect the surrounding area in terms of scale, design, layout, building style and facing materials, without innovative and original design initiatives being stifled. It is considered that the design of the proposals complies with these policies, as the application will complete the buildings facing onto the formal green square. The other two sides of the square are made up of apartment blocks of a similar style (although not exactly the same as they have been built by a different developer). These are also 4 storeys in the centre, dropping to 3 storeys at either end, like those currently proposed. It is considered important to reflect the design of the existing apartments in the square to give a consistent overall feel.

The proposed scheme results in a density of 50 dwelling per hectare, this is in line with the density detailed in the Residential Design Guide for parcels of this type.

In terms of amenity to neighbouring parcels the apartments are located in an area where many of adjacent parcels have yet to gain planning permission. The nearest adjacent parcels with permission are those next to apartment block one, which is located next to parcel H (permitted by 06/01307/REMAJ) and Parcel H1 and H2 (permitted by 05/00488/REMAJ). Although the proposed scheme is high density, the rear parking courtyard that separates the apartment blocks from the properties to the rear results in the interface guidelines between properties and adjacent proposals largely being met. Amended plans have been received changing the position of some windows to prevent overlooking into rear gardens where the apartment blocks sit close to the properties on the adjacent parcel. The scheme is now considered acceptable in terms of neighbour amenity.

Conclusion

It is considered that the proposal accords with Policies GN2, GN5 and HS4 of the Adopted Chorley Borough Local Plan Review and the Buckshaw Village Residential Design Code. The proposals clearly reflect the apartments built on the other two sides of the formal green square

and therefore result in a consistent design around the square. It is therefore recommended that permission be granted, subject to the conditions stated.

**Recommendation: Approve Reserved Matters
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 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

4. 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.

5. 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.

6. 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 of the Adopted Chorley Borough Local Plan Review.

7. 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.

8. 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.

9. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plans. 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 and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.
