

**Item 3G**                                **15/00664/REMMAJ**

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

**Ward**                                    **Clayton-le-Woods West and Cuerden**

**Proposal**                                **Reserved matters application pursuant to outline planning permission 14/00025/OUTMAJ for substitution of house types on plots 135 to 140 and 145 to 150 inc. approved under reserved matters approval 14/01003/REMMAJ**

**Location**                                **Land North Of Lancaster Lane And Bounded By Wigan Road And Shady Lane  
Lancaster Lane  
Clayton-Le-Woods**

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

**Consultation expiry:**                **12 August 2015**

**Decision due by:**                      **8 October 2015**

**Proposal**

1. This application seeks reserved matters approval for plot substitutions on part of the approved development. The revised proposal affects 12 no. plots pursuant to outline permission ref: 14/00025/OUTMAJ and which were approved previously under reference 14/01003/REMMAJ.
2. Consent is sought for details of appearance, landscaping, layout and scale. Details relating to means of access into the site from Wigan Road were approved at the outline stage.
3. The proposed development is subject to a number of conditions attached to the outline permission and a separate S106 Obligation.
4. The applicant's wider site is 8.48 hectares and is located to the north of Clayton-le-Woods, within the defined settlement as indicated on the proposals map of the emerging local plan. On the southern boundary there is a pond and Woodcocks Farm is located to the north. The land directly to the south of the application site benefits from planning permission for up to 300 dwellings and that development is currently under construction.
5. The site is relatively flat with a rise in land levels from the west towards Shady Lane.

**Recommendation**

6. It is recommended that the application is approved.

**Representations**

7. No representations have been received.

**Consultations**

8. **Clayton-le-Woods Parish Council** no comments received.
9. **Lancashire County Council Highways** no comments received.

## **Assessment**

### Principle of the development

10. The principle of redeveloping the site with housing was originally established as being acceptable by the grant of outline planning permission in 2012; the subsequent Section 73 applications to vary condition 2 (Code for Sustainable Homes) and 16 (construction of a footpath / cycleway link); and by the approval of subsequent reserved matters applications.
11. The acceptability of the principle of development has been established and this application is for the consideration of the substitution of the approved house types on 12 of the approved plots.

### Design and character of the development

12. The design principles for the proposed development are set out in the Design Code for the site and the proposed substitutions are considered acceptable.
13. It is proposed to substitute 8 x 2 bedroom and 4 x 3 bedroom affordable dwellings with 4 x 2 bedroom and 8 x 3 bedroom affordable dwellings. All properties will be let on a social rent tenure.
14. The proposed affordable housing mix has been revised at the request of the Registered Provider and it is considered that the revised proposal and the balance of 2 and 3 bed affordable units reflects need.
15. The general design principle for the affected part of the site remains unchanged and incorporates a perimeter block layout with strong street frontages and secure defensible rear gardens. The individual house types of the plots involved comprise a mix of semi- detached and terraced houses.

### Traffic and Transport

16. The acceptability of the principle of the site access was established by the grant of outline planning permission. This is a further reserved matters application that seeks approval for plot substitutions only.
17. The Highway Engineer at Lancashire County Council has been consulted and has raised no objections.
18. The properties have either two or three bedrooms and therefore require two spaces each.
19. However, the spaces on this part of the site are not provided in driveways but rather in front of properties and are not all allocated to specific properties.
20. With many of the spaces not being allocated it will allow a more flexible and efficient use of them as visitors will be able to park in spaces that would not otherwise be available if they were dedicated to a property, even if they were empty. 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.
21. This approach was accepted previously and the location of the parking is unchanged.

### Impact on the neighbours

22. The application site rises on a west / east axis. It is considered that the proposal will not result in any significant loss of amenity for the future residents within the development or occupiers of other dwellings that have planning permission and that will be built on adjoining land. The approved finished floor levels remain unchanged.

### Conclusion

23. The site forms part of a mixed use allocation in the emerging Chorley Local Plan which forms part of the Clayton Le Woods (Lancaster Lane) Urban Local Service Centre. Housing is acceptable in principle on this site. The proposal will contribute to the achievements of sustainable development and will be consistent with the requirements of the Framework which has a presumption in favour of sustainable development. 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.

### 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><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>4225-PPL-10</td><td>Location Plan</td><td>8 July 2015</td></tr><tr><td>4225-DSL-01 Rev Q</td><td>Detail Site Layout</td><td>8 July 2015</td></tr><tr><td>4225-AHL-08 Rev H</td><td>Affordable Homes Layout</td><td>8 July 2015</td></tr><tr><td>4225-ENG001 Rev I</td><td>Drainage Masterplan</td><td>8 July 2015</td></tr><tr><td>4255-ML-05 Rev J</td><td>Materials Layout</td><td>8 July 2015</td></tr><tr><td>4225-WML-02 Rev F</td><td>Waste Management Layout</td><td>8 July 2015</td></tr><tr><td>4225 WML-10 Rev J</td><td>Code for Sustainable Homes</td><td>8 July 2015</td></tr></tbody></table>	Plan reference number:	Title:	Date received:	4225-PPL-10	Location Plan	8 July 2015	4225-DSL-01 Rev Q	Detail Site Layout	8 July 2015	4225-AHL-08 Rev H	Affordable Homes Layout	8 July 2015	4225-ENG001 Rev I	Drainage Masterplan	8 July 2015	4255-ML-05 Rev J	Materials Layout	8 July 2015	4225-WML-02 Rev F	Waste Management Layout	8 July 2015	4225 WML-10 Rev J	Code for Sustainable Homes	8 July 2015
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	4255-BDL-04 Rev J	Boundary Details Layout	8 July 2015
	CLW/ENG026 Rev B	Highway Materials Layout	8 July 2015
	4091.03 Rev D	Landscape Proposals – Sheet 2 of 5	21 July 2015
	4091.02 Rev F	Landscape Proposals – Sheet 1 of 5	21 July 2015
	4091.06 Rev D	Landscape Proposals - Sheet 5 of 5	21 July 2015
	EAFSB01 - Plans	The Stour - Avon	8 July 2015
	EAFSB01 - Elevations	The Stour - Avon	8 July 2015
	EAFSB01 - Plans and Elevations	The Stour	8 July 2015
	<i>Reason: To define the permission and in the interests of the proper development of the site.</i>		
4.	<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><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>		
5.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>		
6.	<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 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.</p> <p><i>Reason: In the interest of the appearance of the locality.</i></p>		
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</i></p>		

	<i>areas.</i>
8.	<p>Prior to the marketing of the site full details of the marketing documentation showing prospective purchasers the location and approved details of the play area shall be submitted to an approved in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure the provision of equipped play space to benefit the future occupiers of the site.</i></p>
9.	<p>The new estate road/access for each phase of the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within each phase.</p> <p><i>Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.</i></p>
10.	<p>No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ol style="list-style-type: none"> <li>1. the parking of vehicles of site operatives and visitors</li> <li>2. hours of operation (including deliveries) during construction</li> <li>3. loading and unloading of plant and materials</li> <li>4. storage of plant and materials used in constructing the development</li> <li>5. siting of cabins</li> <li>6. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate</li> <li>7. wheel washing facilities</li> <li>8. measures to control the emission of dust and dirt during construction</li> <li>9. a scheme for recycling/disposing of waste resulting from demolition and construction works</li> </ol> <p><i>Reason: In the interests of highway safety and to protect the amenities of the nearby residents.</i></p>

### **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.

### **Planning History**

The site history of the property is as follows:

**Ref:** 11/00981/SCE      **Decision:** PESCEZ      **Decision Date:** 8 December 2011  
**Description:** Request for a screening opinion under the Town and Country Planning (EIA) regulations by Fox Land & Property for Land off Wigan Road, Clayton le Woods

**Ref:** 11/00990/SCE      **Decision:** PESCEZ      **Decision Date:** 7 December 2011  
**Description:** Request for a screening opinion under the Town and Country Planning (EIA) regulations by Redrow Homes for Land off Wigan Road, Clayton le Woods

**Ref:** 11/01004/OUTMAJ      **Decision:** Withdrawn      **Decision Date:** 3 December 2014  
**Description:** Outline application for a mixed use development incorporating up to 700 dwellings, 40,000sqft of B1 office space, public house/ restaurant, convenience store, community building, single form entry primary school, public open space, highway works and associated works. (All matters reserved save for access)

**Ref:** 11/01093/OUTMAJ      **Decision:** REFOPP      **Decision Date:** 13 June 2012  
**Description:** Outline planning application for the development of land to the east of Wigan Road for the erection of up to 160 dwellings and associated open space with all matters reserved, save for access

**Ref:** 12/00941/OUTMAJ      **Decision:** PEROPP      **Decision Date:** 6 November 2012  
**Description:** Outline planning application for the development of land to the east of Wigan Road for the erection of up to 160 dwellings and associated open space with all matters reserved, save for access. (Resubmission of Application: 11/01093/OUTMAJ)

**Ref:** 13/00803/OUTMAJ      **Decision:** PEROPP      **Decision Date:** 25 November 2013  
**Description:** Section 73 application to vary condition 2 (Code for Sustainable Homes) attached to outline planning approval 12/00941/OUTMAJ

**Ref:** 13/00821/DIS      **Decision:** PEDISZ      **Decision Date:** 29 October 2013  
**Description:** Application to discharge conditions 13 (Master plan and a Design Code), 15 (phasing programme) \_ 18 (vehicular and pedestrian connections) attached to outline planning approval 12/00941/OUTMAJ

**Ref:** 13/00822/REMMAJ      **Decision:** PERRES      **Decision Date:** 15 January 2014  
**Description:** Reserved matters application pursuant to outline planning permission 13/00803/OUTMAJ for the development of land to the east of Wigan Road for the erection of up to 160 dwellings and associated open space

**Ref:** 13/01059/DIS      **Decision:** PEDISZ      **Decision Date:** 5 December 2013  
**Description:** Application to discharge condition 13 (Design Code and Masterplan) attached to outline planning approval 13/00803/OUTMAJ

**Ref:** 14/00025/OUTMAJ      **Decision:** PEROPP      **Decision Date:** 23 September 2014  
**Description:** Section 73 application to vary condition 16 of outline permission 13/00803/OUTMAJ to omit reference to the construction of a footpath / cycleway link along the eastern side of Wigan Road from the site entrance to Lancaster Lane

**Ref:** 14/00046/DIS      **Decision:** PEDISZ      **Decision Date:** 2 May 2014  
**Description:** Application to discharge conditions numbered 4 - (DESIGN OF SEWER NETWORK), 5 - (ECOLOGICAL MANAGEMENT PLAN), 8 - (CONSTRUCTION METHOD STATEMENT), 9 - (LANDSCAPING), 10 - (HARD GROUND SURFACING MATERIALS), 14 - (SURFACE WATER DRAINAGE), 16 - (SITE ACCESS AND HIGHWAY IMPROVEMENT WORKS), 19 - (HIGHWAY IMPROVEMENT WORKS TO HIGHWAY JUNCTIONS), 21 - (TRAVEL PLAN CO-ORDINATOR), 22 - (GROUND CONTAMINATION), 23 - (FOUL WATER DRAINAGE), 24 - (PUBLIC OPEN SPACE AND PLAY SPACE PROVISION), 25 - (EXTERNAL FACING MATERIALS), 26 - (WALLS AND FENCES) AND 29 - (CARBON REDUCTION STATEMENT) attached to planning permission 13/00803/OUTMAJ

**Ref:** 14/00397/DIS      **Decision:** PEDISZ      **Decision Date:** 30 April 2014  
**Description:** Application to discharge condition 3 (Archaeological Evaluation Report) attached to outline planning approval 13/00803/OUTMAJ

**Ref:** 14/00541/REM      **Decision:** PERRES      **Decision Date:** 6 August 2014  
**Description:** Reserved matters application pursuant to outline planning permission 13/00803/OUTMAJ for substitution of house types on Plots 1, 2 and 3 including separate access to Woodcocks Farm approved under reserved matters approval 13/00822/REMMAJ

**Ref:** 14/00600/DIS      **Decision:** PEDISZ      **Decision Date:** 16 June 2014  
**Description:** Application to discharge condition 27 (Design Stage Assessment) of outline planning permission 13/00803/OUTMAJ

**Ref:** 14/00861/DIS      **Decision:** PEDISZ      **Decision Date:** 19 August 2014  
**Description:** Application to discharge conditions numbered 14 (surface water drainage) attached to outline planning permission 13/00803/OUTMAJ

**Ref:** 14/00867/REM      **Decision:** PERRES      **Decision Date:** 3 October 2014  
**Description:** Reserved matters application pursuant to outline planning permission 13/00803/OUTMAJ for substitution of house types on Plots 2 and 3 approved under reserved matters approval 14/00541/REM

**Ref:** 14/00951/OUTMAJ      **Decision:** PCO      **Decision Date:** Pending  
**Description:** Outline application for up to 220 dwellings with associated open space and landscaping, with all matters reserved except for access

**Ref:** 14/01003/REMMAJ      **Decision:** PERRES      **Decision Date:** 18 December 2014  
**Description:** Reserved matters application pursuant to outline planning permission 14/00025/OUTMAJ for the development of land to the east of Wigan Road for the erection of 154 dwellings (part amendment to reserved matters approval 13/00822/REMMAJ)

**Ref:** 14/01011/FULMAJ      **Decision:** PCO      **Decision Date:** Pending  
**Description:** Erection of 36 no. residential dwellings together with associated infrastructure - Plots 161-195 inc..

**Ref:** 15/00063/DIS      **Decision:** PEDISZ      **Decision Date:** 30 April 2015  
**Description:** Application to discharge conditions numbered 10 (marketing documentation), 12 (construction management plan), and 13 (affordable housing) attached to planning permission 14/01003/REMMAJ

**Ref:** 15/00064/DIS      **Decision:** PEDISZ      **Decision Date:** 18 March 2015  
**Description:** Application to discharge conditions numbered 4 (ecological management plan), 13 (surface water drainage), 15 (footway / cycleway), 23 (public open space and play space provision), and 26 (design stage assessment) attached to planning permission 14/00025/OUTMAJ

**Ref:** 15/00420/MNMA      **Decision:** PEMNMZ      **Decision Date:** 28 May 2015  
**Description:** Minor non-material amendment to plots 51-74 & 135-150 (48 plots) (approved under 14/01003/REMMAJ) involving a substitution of the approved roof tile specification

**Ref:** 15/00498/MNMA      **Decision:** PEMMAZ      **Decision Date:** 22 July 2015  
**Description:** Minor non-material amendment to plots 39, 45, 49, 80, 95, 98, 112, 117, 119, 122, 131 and 154 (approved under 14/01003/REMMAJ) involving amendments to the approved 'Heritage' range collection house types