

Item A. 2 07/00483/FULMAJ Permit Full Planning Permission

Case Officer Mrs Nicola Hopkins

Ward Astley And Buckshaw

**Proposal Proposed private residential development consisting of 139
No. 2,3,4 and 5 bedroomed dwellings**

**Location Land South Of Parcel 7 And Parcel F Euxton Lane Euxton
Lancashire**

Applicant Miller Homes

Proposal The application relates to the erection of 139 dwellings on Parcel F of Buckshaw Village. The application also incorporates the infrastructure arrangements to serve the proposed dwellings. Outline permission was granted for the Buckshaw Village development 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

The scheme incorporates the erection of 78 dwellinghouses incorporating detached properties, semi-detached, properties, terraced properties and flats over garages. The scheme also incorporates the erection of 61 apartments located in three apartment blocks.

The development forms part of Parcel F which is allocated as a contemporary housing parcel within the Buckshaw Masterplan which is characterised as a modern estate development with roads, cul de sac and Country Lane form of development.

Parcel F also includes a landmark building site located on the south west corner of the site. This site is a very prominent site and the proposal incorporates erecting the apartment buildings on this site.

Planning Policy **GN2:** Royal Ordnance Site, Euxton
GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats
HS4: Design and Layout of Residential Developments
TR4: Highway Development Control Criteria
TR18: Provision for pedestrians and cyclists in new developments
EP17: Water Resources and Quality
EP18: Surface Water Run Off
EP19: Development and Flood Risk

Planning History **97/00509/OUT:** Outline application for mixed use development (granted in 1999)
02/00748/OUT: Modification of conditions on outline permission for mixed use development

Representations None received

Consultations **Director of Streetscene, Neighbourhoods and the Environment** originally objected to the scheme on the following grounds:

- Bin storage insufficient to accommodate refuse and recycling bins for the apartment block
- Concerned that the cycle store is attached to bin stores as this will impact on the storage space available
- Object to the siting of the ornamental lamp post in the centre of the parking court as this will obstruct refuse and recycling vehicles and other service vehicles.

The applicants were made aware of this and the scheme was subsequently amended increasing the size of the bin storage, relocating the cycle store and removing the ornamental lamp post.

Chorley Community Safety Partnership have made the following comments:

- Concerned with the bin and cycle storage within the car park for the apartments. No details have been supplied and there is a fear that this will be a focal point for gathering youths.
- What provision is there for securing the cycle stores and the bikes could be targeted for theft.

Lancashire County Council Highway Section initially had a few concerns in respect of the proposed layout however the Highways Engineer has been working with the developers to create an acceptable scheme.

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. This parcel is allocated as an contemporary housing plot in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Masterplan states that contemporary housing plots should incorporate modern estate development with 1-3 storey detached, semi-detached and terraced housing at a density of 25-35 dwellings per hectare.

The parcel also includes a landmark building site as allocated within the Masterplan and is located at the south west corner of the site. In accordance with the Masterplan landmark buildings may include residential development in various forms which should reflect the theme of the relevant character area. Landmark buildings can range in height from 1-4 stories and range in density from 25-50 dwellings per hectare.

The density of the proposed development results in 42.6 units per hectare. The detention pond located at the south west corner of the site immediately in front of the proposed apartment blocks forms part of parcel F and will be provided by Redrow as part of the drainage system for the whole site. Planning permission has already been granted for this pond.

Clearly a density of 42.6 units per hectare exceeds the 25-35 dwellings per hectare set out in the Buckshaw Masterplan for contemporary housing parcels however this parcel also includes a landmark building site. The location of the landmark building site is very prominent and the position and nature of the site ensures that any building on this site will be visually domineering within the immediate and surrounding area. As

such it is considered that this landmark site warrants a large building of high quality and design. The proposal incorporates three large three and four storey apartment blocks which incorporates 61 apartments which is why the density of the parcel exceeds the density set out for contemporary housing parcels. The remainder of the site proposes 36 dwellings per hectare which is only one dwelling over the 35 allowed.

The originally submitted application incorporated one large apartment block which was very bland and had no architectural merit. In addition to this the apartments formed one block which was very large and although this site warrants a large building the massing was considered to be over dominant. As such the apartments have been amended by splitting the building into three which creates visual gaps. In addition to this timber features have been incorporated along with elements of the building which project forward. It is considered that the amended proposal incorporates a visually interesting development of a high design and quality which can be considered landmark. The introduction of a landmark building on this site is considered to be an important feature of the Buckshaw Village development and as such outweighs the fact that the development as a whole exceeds the density for contemporary housing plots. In addition to this the fact that the remainder of the site only slightly exceeds the density allowed ensures that the majority of the site accords with the village expansion philosophy of the contemporary housing parcels.

The Architectural Liaison Officer originally raised concerns in respect of the cycle and bin storage provision in respect of the lack of detail submitted and the potential for crime. Full details of both the cycle and bin storage provision will be required as a condition to ensure that the developments are acceptable.

In terms of the impact on the neighbours the adjacent parcel, which also forms part of Parcel F, was granted planning permission November 2006 (06/00991/FULMAJ). This development is yet to be constructed. The submitted layout incorporates the dwellings permitted as part of the adjacent plot and it is not considered that the proposal will adversely impact on the neighbours amenities. In respect of the future residents of this parcel various amendments have been made to the originally submitted scheme to ensure that the proposal takes into account the amenities of the future residents. This has involved amendments to house types particularly on corner plots. It is considered that the amended layout has been laid out comprehensively and provides reasonable levels of amenity and privacy for the future residents. As such the proposal complies with Policy HS4 of the Adopted Chorley Borough Local Plan Review. The apartment blocks are considered to a landmark buildings which reflect the theme of the character area and the surrounding area as a whole. The design ensures that the proposal complies with Policy HS4 of the Local Plan Review.

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 development is laid out comprehensively and the design is of a high quality whilst ensuring that the amenities of the future residents are maintained.

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. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed buildings (notwithstanding any details shown on the 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 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.

3. 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.

4. 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.

5. 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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (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.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class B) or any Order revoking or re-enacting the Order, no hard surfacing shall be provided within any curtilage that is adjacent to a highway of any dwelling hereby permitted, nor shall any

means of access to a highway be formed, laid out or constructed to any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality, in particular to avoid the proliferation of frontage parking and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

8. 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: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

9. 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.

10. Prior to the commencement of the development full details of the timber 'Juliet' balconies proposed on the apartment blocks shall be submitted to and approved in writing by the Local Planning Authority. The balconies thereafter shall be constructed and maintained in accordance with the approved plans.

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.

11. Prior to the commencement of the development details of the cycle parking provision associated with the apartment blocks shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking provision shall be in accordance with the approved details.

Reason : To ensure adequate on site provision for cycle parking and in accordance with Policies No. TR18 and HS4 of the Adopted Chorley Borough Local Plan Review.

12. Prior to the commencement of the development full details of the bin storage facilities associated with the apartment blocks shall be submitted to and approved in writing by the Local Planning Authority. The bin storage thereafter shall be constructed and retained in accordance with the approved plans.

Reason: To ensure that adequate refuse storage is provided on site and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.

13. 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 of the adopted Chorley Borough Local Plan Review.

14. 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.

15. The first floor windows on the rear elevation (east elevation) of the Melville House type (Plot 131 of Plan reference PL/01M) shall be fitted with obscure glazing and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.