

APPLICATION REPORT – 16/00469/REM

Validation Date: 18 May 2016

Ward: Clayton-le-Woods West And Cuerden

Type of Application: Reserved Matters

Proposal: Reserved matters application pursuant to outline planning permission 14/00025/OUTMAJ for substitution of house types on plots 119-124 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

Case Officer: Adele Hayes

Applicant: Redrow Homes

Agent: Redrow Homes

Consultation expiry: 8th July 2016

Decision due by: 13 July 2016

RECOMMENDATION

1. It is recommended that the application is approved.

SITE DESCRIPTION

2. 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 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.
3. The site is relatively flat with a rise in land levels from the west towards Shady Lane.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. This application seeks reserved matters approval for plot substitutions on part of the approved development. The revised proposal affects 6 no. plots pursuant to outline permission ref: 14/00025/OUTMAJ and which were approved previously under reference 14/01003/REMMAJ.
5. 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.
6. The proposed development is subject to a number of conditions attached to the outline permission and a separate S106 Obligation.

CONSTRAINTS

Chorley Core Area
More than 1 Other
Parish
Safeguarded Land
Wind turbine consultation zone

RELEVANT HISTORY OF THE SITE

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: 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: 14/01003/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: 15/00771/OUTMAJ Decision: PDE Decision Date: Pending
Description: Section 73 application to vary conditions 2, 27, 28 (all relating to Code for Sustainable Homes) and condition 29 (Carbon Reduction Statement) in respect of plots 28 to 87, 90 to 109 and 125 to 161 (118 plots in total) attached to planning approval reference 14/00025/OUTMAJ

REPRESENTATIONS

7. No representations have been received.

CONSULTATIONS

8. No consultations have been undertaken given that the proposal only involves plot substitutions.

PLANNING CONSIDERATIONS

Principle of the development

9. 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.

10. 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 6 of the approved plots.

Design and character of the development

11. The design principles for the proposed development are set out in the Design Code for the site and the proposed substitutions are considered acceptable.

12. 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 detached dwellings only.

Traffic and Transport

13. 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.

14. The properties each have four bedrooms and therefore require three spaces each.

15. The level of off street parking proposed complies with the Council's standards.

Impact on the neighbours

16. The wider application site rises on a west / east axis. The affected plots are within the heart of the development and it is considered that the plot substitutions will not result in any significant loss of amenity for the future residents within the development. The approved finished floor levels remain unchanged.

CONCLUSION

17. 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.

RELEVANT 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 Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

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</i></p>

	<i>Act 2004.</i>																																							
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-LP-01 Rev D</td> <td>Location Plan</td> <td>18 May 2016</td> </tr> <tr> <td>4225-DSL-01 Rev AB</td> <td>Detail Site Layout</td> <td>18 May 2016</td> </tr> <tr> <td>4255-ML-05 Rev G</td> <td>Materials Layout</td> <td>18 May 2016</td> </tr> <tr> <td>4225-WML-02 Rev G</td> <td>Waste Management Layout</td> <td>18 May 2016</td> </tr> <tr> <td>4225 WML-10 Rev I</td> <td>Code for Sustainable Homes</td> <td>18 May 2016</td> </tr> <tr> <td>4255-BDL-04 Rev M</td> <td>Boundary Details Layout</td> <td>18 May 2016</td> </tr> <tr> <td>EF STRA DM4</td> <td>The Stratford</td> <td>18 May 2016</td> </tr> <tr> <td>EF WORC DM3</td> <td>The Worcester</td> <td>18 May 2016</td> </tr> <tr> <td>EF WINS DM4</td> <td>The Windsor+</td> <td>18 May 2016</td> </tr> <tr> <td>EF OXFD+ DM3</td> <td>The Oxford+</td> <td>18 May 2016</td> </tr> <tr> <td>EF WELW DM4 (plans)</td> <td>The Welwyn+</td> <td>18 May 2016</td> </tr> <tr> <td>EF WELW DM4 (elevations)</td> <td>The Welwyn+</td> <td>18 May 2016</td> </tr> </tbody> </table> <p><i>Reason: To define the permission and in the interests of the proper development of the site.</i></p>	Plan reference number:	Title:	Date received:	4225-LP-01 Rev D	Location Plan	18 May 2016	4225-DSL-01 Rev AB	Detail Site Layout	18 May 2016	4255-ML-05 Rev G	Materials Layout	18 May 2016	4225-WML-02 Rev G	Waste Management Layout	18 May 2016	4225 WML-10 Rev I	Code for Sustainable Homes	18 May 2016	4255-BDL-04 Rev M	Boundary Details Layout	18 May 2016	EF STRA DM4	The Stratford	18 May 2016	EF WORC DM3	The Worcester	18 May 2016	EF WINS DM4	The Windsor+	18 May 2016	EF OXFD+ DM3	The Oxford+	18 May 2016	EF WELW DM4 (plans)	The Welwyn+	18 May 2016	EF WELW DM4 (elevations)	The Welwyn+	18 May 2016
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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</p>																																							

	<p>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 areas.</i></p>