

REPORT OF DEVELOPMENT CONTROL COMMITTEE

GENERAL REPORT

1. Since the last Council the Development Control Committee met on 13 November 2007. This report refers briefly to the more significant proposals that were considered at this meeting.

13 November 2007

Planning Application 07/00953/OUTMAJ

2. We considered the above outline planning application that sought permission for the erection of 102 dwellings at Buckshaw Village. The application site, referred to as Group 4 North, had not formed part of the original outline planning permission for Buckshaw Village, however the site was immediately adjacent to the village, to the east, and would utilise the highway infrastructure constructed as part of the village.
3. Details relating to design would be dealt with at the reserved matters stage but it was envisaged that large detached dwelling houses would be located on the site. The scale of the properties had been submitted and they would include a range of two and two and a half storey dwellingshouses.
4. The development was considered to be acceptable in respect of a major developed site as it was not considered that the proposal would have greater impact than the existing use on the openness of the Green Belt.
5. The development represented a low-density development that was below the recommended minimum of 30 dwellings per hectare set out in PPS3: Housing. Due to the nature of the Green Belt location we considered that the low-density development would be more in scale and keeping with the surrounding landscape and would enable an open rural feel that easily integrated with the surroundings.
6. After considering all the information in the officer's report, we decided to grant the proposed development subject to a legal agreement.

Planning Application 07/00993/REMMAJ

7. We considered the above reserved matters application for the erection of 149 dwellings at Eaves Green, Chorley.
8. Outline planning permission had been granted in June 2006 for the residential development of the site and this reserved matters application related to the design and scale of the dwellings.

9. The scheme did not incorporate a typical residential; development, the principles of Homezone had been incorporated into the scheme. Homezone principles involved the construction of streets where people and vehicles share the road space equally. There would be no distinction between footways and roads and street furniture would be incorporated into the highway to reduce speeds and create a more aesthetically pleasing environment.
10. The submission of this application had followed an extensive tendering programme with the English Partnerships, Chorley Council, Lancashire County Council and various developers, of which Morris Homes had been chosen as the preferred developer.
11. The site was an allocated housing site within the Adopted Chorley Borough Local Plan and the road layout within this development had been designed in accordance with the Home Zone Design Guidelines prepared by the Institute of Highways Incorporated Engineers (IHIE) and was to be the first of its type in Lancashire.
12. There would be four main gateways into the site, which would define the change from a standard highway to the shared vehicular/pedestrian Homezone areas. Two off the bus loop, one off the eastward extension of Yew Tree Close and one off Lower Burgh Way. It was proposed to erect piers at these points to indicate the change into the Homezone area.
13. The Committee was shown a DVD of the proposed development and after considering all the information in the officer's report we decided to grant permission of the reserved matters application.

Recommendation

14. That the report be noted.

COUNCILLOR H HEATON
Chair of Development Control Committee

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There are no background papers to the report.