

Item A. 4	07/01227/REMMAJ	Approve Reserved Matters
Case Officer	Mrs Nicola Hopkins	
Ward	Chorley South East	
Proposal	Reserved Matters Application for the construction of access road, public open space, childrens play area and associated landscaping,	
Location	Formerly Multipart Distribution Limited Pilling Lane Chorley	
Applicant	Redrow Homes / Barratt Homes	
	Consultation expiry: 17th December 2007	
	Application expiry: 24th January 2008	
Proposal	<p>The application relates to a reserved matters application for the construction of access road, public open space, children's play area and associated landscaping at the former Multipart Distribution site. Outline planning permission was granted in April 2005 for the residential redevelopment of the site (04/00934/OUTMAJ). The outline application dealt with the principle of residential redevelopment and access to the site.</p> <p>This reserved matters application relates to the middle section of the site and deals with the formation of the children's play area and main access route into the site. Although the outline application only dealt with the principle and access an indicative layout was submitted which detailed 400 dwellings and a central play area. The site has been split into three parcels with three separate planning applications. This parcel which incorporates the central public open space parcel and two parcels for 200 houses each which has been submitted by Barratt Homes and Redrow Homes, both of the other applications are reported elsewhere on this agenda.</p>	
Planning Policy	PPS 1, PPS3, PPG13. Policy DP1, Policy DP3, Policy UR7, Policy ER5 (NWRSS). Policy 7, Access and Parking SPG (JLSP). GN1, EP4, EP9, EP10, HS4, HS19 (ACBLPR)	
Planning History	<p>04/00934/OUTMAJ- Residential development including roads, sewers, open space, landscaping and associated works. Approved</p> <p>07/01226/REMMAJ- Reserved Matters Application for the erection of 200 houses, with associated roads, footpaths, and works. Pending consideration</p> <p>07/01228/REMMAJ- Reserved Matters Application for the erection of 200 houses, with associated roads, footpaths, and works. Pending consideration.</p>	
Applicant's Case	<p>The following comments have been submitted in the form of a Design and Access Statement:</p> <ul style="list-style-type: none"> ▪ The site was previously occupied by Lex Autologistics. The former main building footprint of 39,500 metres square 	

covered 39% of the site and ancillary buildings covered a further 5500 metre square (5% of the site)

- The site has been previously excavated out to form a flat building platform resulting in embankments up to the southern and eastern boundaries.
- The frontage is screened by existing tree planting
- The current landscape and aesthetic quality of the site is poor with the exception of the tree planting along the Pilling Lane frontage and the tree planting along south eastern boundary
- Development of this site for housing development is consistent with PPS1 advice and PPS3 making full and effective use of a previously developed site in a sustainable location.
- The development has been designed to provide a high quality scheme whilst incorporating some of the detailing and styles found on buildings in the area
- The layout retains the most important trees along the entrance of Pilling Lane. As many trees as possible around the site are to be retained with a high quality planting scheme proposed
- The density and mix of development reflects national guidance contained in PPS3
- The submitted proposals are supported by policies which have changed since the grant of planning permission.

Representations

2 letter of objection has been received raising the following points:

- Too many houses
- Road infrastructure will be unable to cope
- This application should be considered without any other considerations e.g. previous financial pressures
- Lack of on site parking
- Dangerous access point on Lighthurst Lane
- Introduction of high properties along the boundaries

Consultations

Lancashire County Council (Planning) has no objections to the scheme but has forwarded the following comments:

- A travel plan is required
- The existing peripheral planting should be incorporated where possible
- A central play area is favoured however it should not be surrounded by roads and the tree planting will decrease natural surveillance

United Utilities have no objection to the scheme subject to various conditions and informatives

Lancashire County Council (Highways) have raised the following concerns:

- Radii of the distributor road is too severe
- Exits from the parking courts and turning head are poorly positioned
- The cycle track from Grime Street crosses the radius and junctions at several points
- The junction with Lighthurst Lane needs modifying

The Environment Agency have no objection to the scheme and have suggested various informatives

The Director of Streetscenes, Neighbourhoods and the Environment (Environmental Services) has no objection to the scheme

Chorley Borough Council's Landscape Assistant has raised a few concerns in respect of the type of landscaping proposed

Lancashire County Council (Archaeology) has no comments to make

Assessment

The principle of redeveloping the site for residential development with a central play area was established with the grant of outline planning permission in April 2005. Although the outline application only dealt with access and the principle an indicative layout was submitted which envisaged 400 dwellings on the site. The whole site is approximately 10.1 hectares in area. 400 dwellings equates to approximately 40 dwellings per hectare which is higher than the minimum 30 dwellings per hectare recommendation set out in PPS3. The site represents high density development which accords with the advice contained in PPS3.

Layout

This application relates to the main access road into the site, the central play area and open space and the landscape buffer along Pilling Lane. The access road will be the main vehicular access point into the residential development and will be via Pilling Lane. The proposed vehicular entrance will be located to the south west of the existing main entrance approximately 60 metres along Pilling Lane. The access point accords with the outline planning approval.

The main access road incorporates a tree lined adopted highway which leads to the play area. The avenue will be bordered by 15 Lime Trees on either side of the highway. There will be a footpath/ cycleway adjacent to the trees.

The central play area forms green open space and an oval shaped equipped play area. The open green space will be planted with large trees with areas of grass and vegetation. The play area incorporates various different forms of children's play equipment.

There is are existing mature trees located along the Pilling Lane frontage which represent a significant amenity value within the street scene and the area as a whole. These trees will be retained and additional planting is proposed along Pilling Lane which will improve the visual amenities of the area.

Highways

The access point which is detailed on this application was approved at outline stage. Lancashire County Council Highways Section have raised some concerns with the proposed internal road layout however no issues were raised with the main tree lined avenue into the site.

The highway around the central play will be constructed using tegular paving rather than the typical tarmac. This material will help reduce speeds in the area and improve the aesthetic appearance of this central communal area

Landscaping

As stated earlier additional landscaping/ tree planting is proposed as part of this parcel of the whole development. Although the Council's Landscape Assistant does not object to the scheme she has raised some concerns with the type of trees proposed particularly within the open space area and along the main access road. Additionally more appropriate tree species have been suggested for the planting along the Pilling Lane frontage. These concerns have been forwarded to the agent for the application.

Conclusion

The principle of redeveloping the site was established with the grant of planning permission. The access points to the site were established at outline stage and are therefore fixed. The indicative layout submitted at outline stage incorporated a central play area and open space. The introduction of a central area for recreation is considered to be more appropriate for this development as it will serve the whole site. The open space area is surrounded by highways however the use of materials on this highway along with the layout ensures that speeds will not be high. In addition to this the footways/ cycleways bisect the open space area. Therefore the recreation space is accessible from the whole site.

Recommendation: Approve Reserved Matters Conditions

1. The proposed development must be begun not later than two years from the date of this permission or not later than five years from the date of the outline planning permission (reference 04/00934/OUTMAJ)

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.

2. 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.

3. 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.

4. The existing soil levels around the base of the trees to be retained shall not be altered.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

5. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at

a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

6. Prior to the commencement of the development a written schedule for the implementation of the equipped play area shall be submitted to and approved in writing by the Local Planning Authority. The play area thereafter shall be implemented and completed in accordance with the approved schedule.

Reason: To ensure adequate provision for public open space and play area within the development and in accordance with Policy Nos. HS20 and HS21 of the Adopted Chorley Borough Local Plan Review.
