

APPLICATION REPORT – 17/01097/REMAJ

Validation Date: 14 November 2017

Ward: Eccleston And Mawdesley

Type of Application: Major Reserved Matters

Proposal: Reserved matters application for the erection of 56 dwellings, a community building with car park and associated landscaping and highway works (pursuant to outline permission ref: 14/00022/OUTMAJ).

Location: Goodyear Business Park Gorsey Lane Mawdesley

Case Officer: Mr Iain Crossland

Applicant: Jones Homes (Lancashire) Ltd/GT Goodyear Ltd

Agent: Mr Richard Percy

Consultation expiry: 8 December 2017

Decision due by: 13 February 2018

RECOMMENDATION

1. It is recommended that the application is approved subject to conditions and a supplemental s106 agreement binding this reserved matters application to the s106 obligations attached to the original outline consent.

SITE DESCRIPTION

2. The application site is located within the defined settlement boundary of Mawdesley. It is bound, in broad terms, by properties along Gorsey Lane to the south, a mix of commercial, industrial and residential properties along New Street to the west, an agricultural/wooded area also within the settlement boundary to the north and industrial premises and Green Belt agricultural land to the east.
3. The application site is essentially flat, with some undulations and there is a small pond to the rear of the existing premises occupied by Goodyear Furniture. There are mature trees and shrubs adjoining the field boundaries and there are woodland copses beyond the north and east boundaries.
4. The primary access to the site is from Gorsey Lane. A secondary access is also available from New Street, and this will continue to serve the remaining section of Goodyear Business Park as it does currently.
5. It is noted that planning permission has already been granted for 56 residential units, a community building with car park and public open space on the site and for the change of use from Class B1 (office) / B8 (storage) use to a retail showroom through outline planning permission 14/00022/OUTMAJ and a reserved matters application 14/01218/REMAJ.

DESCRIPTION OF PROPOSED DEVELOPMENT

6. This application seeks reserved matters approval for a residential development comprising 56 dwellings, of which 21 are proposed to be affordable and a community building pursuant to outline permission ref: 14/00022/OUTMAJ.
7. Consent is sought for details of layout, scale, appearance and landscaping of the development. Details relating to the means of access into the site from Gorsey Lane were approved at the outline stage.
8. The proposed development is subject to a number of conditions attached to the outline permission and a separate S106 Obligation.

REPRESENTATIONS

9. Representations have been received from the occupiers of 12 addresses objecting to the application on the following grounds:
 - The local highway network is not capable of supporting the proposed development.
 - Impact on highway safety.
 - Gorsey Lane is too small to provide access to the proposed development.
 - Impact on character of the village.
 - Impact on local drainage network from increased run off.
 - There is already a village hall and no need for a further community facility.
 - There are very few amenities in the village.
 - Lack of facilities for young people.
 - No need for affordable housing in Mawdesley.
 - Ecological impact.
 - Noise and disturbance.
 - Loss of employment opportunities.
 - Not all residents of Mawdesley were notified.
 - The proposed development would have less open land and trees than the previously approved reserved matters.
 - No need for family houses in Mawdesley.
 - The proposed development is of a scale that is too large for Mawdesley.
 - The site was not considered suitable as part of the Local Plan process.
 - It is queried whether local people will be given priority in respect of affordable housing.
10. A letter has been received from 46th (Ormskirk) Mawdesley Scout Group in response to comments received disputing the need for a purpose built facility for the local Scout group. The letter confirms that the local scout group is growing with the Beavers and Cubs groups at capacity and the Scouts having doubled in size. Mawdesley Scout Group consider that the existing facilities in the village are inadequate for their specific needs and that a new building is required to fulfil these needs and to meet the requirements of child safeguarding. Mawdesley Scout Group state that they would be responsible for the new building and that they have a strong committee capable of running such a facility.

CONSULTATIONS

11. **Mawdesley Parish Council:** Have raised concerns about the capacity of the aging sewerage system and how it will cope with the additional houses and the Parish Council would like this addressed before the plans are signed off.
12. Comment has also been made that there is already an issue about parking in the village. The additional site traffic will exacerbate the problem and this needs to be addressed. The Parish Council are asking for additional parking in the village to be included in the development process.
13. The Parish Council would like restrictions placed on the times heavy goods vehicles can enter the site to lessen the impact on local residents during the building process. In particular they state that there is no footpath at the bottom of Gorsey Lane which will put

people at risk while heavy site traffic is using the road. The Health and Safety of residents using Gorsey Lane need to be considered in particular children using this route to walk to school.

14. The Parish Council request specifically planners look at improving the accessibility from both ends of Gorsey Lane as part of the planning process give that they consider that the sight lines at the crossroad between Gorsey Lane and New Street are already an issue.
15. The Parish Council would like to have an input into the allocation of affordable housing between rented and starter homes. The Parish Council are aware of the particular local needs which may vary from national statistics.
16. The Parish Council would like the Community building to be designed so it is only used for the Scouts and does not compete with Village Hall and other facilities in the village that rely on the income from hiring out rooms to maintain their buildings
17. **Greater Manchester Ecology Unit:** Have no objections subject to conditions
18. **Waste & Contaminated Land:** Have no comments to provide at this stage and refer to their comments made on outline application.
19. **Lancashire Highway Services:** Comment that there are no highway objections to the current reserved matters application, however, the conditions attached to the previously approved applications, 14/00022/OUTMAJ and 14/01218/REMMAJ still hold.
20. **Lead Local Flood Authority:** Any comments will be reported on the addendum.
21. **United Utilities:** Have previously commented on the outline planning application (Ref: 14/00022/OUTMAJ) to which the application relates. United Utilities has reviewed the Preliminary Drainage Layout, ref: HYD286-001 Revision P2 dated October 2017 proposing surface water discharging into watercourse and confirm the proposals are acceptable in principle.

PLANNING CONSIDERATIONS

Principle of the development

22. Although the site was not allocated for housing at the time the Local Plan was being assessed, the principle of redeveloping the site with housing was originally established as being acceptable by the grant of outline planning permission in 2014. In addition to this, it is noted that the application site was included within the Council's housing land supply statement that was submitted as part of the Council's case in defence of the recent planning appeal at Pear Tree Lane, Euxton (ref. APP/D2320/W/17/3173275), which was dismissed.
23. The acceptability of the principle of development has been established and this application is for the consideration of matters reserved for subsequent approval.

Design and character of the development

24. A detailed Design and Access Statement was submitted at outline stage, which demonstrated an understanding of the site, its context and proposed a layout that responds to the character of Mawdesley and the site.
25. The proposed scheme is considered appropriate in respect of its layout having regard to the character of its surroundings and generally accords with the approved principles established by the outline planning permission.
26. Opportunities to enhance the setting of the site have been taken with the creation of an open space area in the north east corner and landscape buffer along the northern and eastern boundaries of the site, which are heavily tree lined.

27. There are residential properties immediately adjoining the site to the south. The proposed layout of both the dwellings and the community building has considered the relationship the new development will have with the existing properties.
28. The proposed development will provide 56no. dwellings with an overall site density of approximately 27 dwellings per hectare [dph]. Existing development within Mawdesley, and which forms the context of the application site, is built at a similar density. The proposed density level also enables the enhancement of a wildlife area to the north east and landscape buffering. It is considered in this instance that the proposed density will make efficient and effective use of the land, whilst reflecting the density of the surrounding prevailing built environment.
29. There will be a mixture of dwelling types and sizes ranging from 1 bedroom apartments to 5 bedroom family homes. 21 units are proposed to be affordable dwellings and this will meet the requirements of the outline planning permission and address the identified housing needs in the area in terms of both tenure and size. They will be located to the west.
30. The following mix of units is proposed:
 - 4 x 1 bedroom affordable units
 - 10 x 2 bedroom affordable units
 - 7 x 3 bedroom affordable units

 - 27 x 4 bedroom market units
 - 8 x 5 bedroom market units
31. The proposed housing mix is considered to represent a good mix of dwelling sizes. The general design principle for the proposed housing incorporates a perimeter block layout with strong street frontages and secure defensible rear gardens. The individual house types, which comprise a mix of detached, semi-detached, terraced and apartments will be 2 storeys in height.
32. The proposed community building will be single storey.
33. It is considered that the proposed scheme develops a legible environment with attractive streets and pedestrian routes which provide good connectivity across the site.
34. Landscaping and open space associated with the development will provide amenity, biodiversity and sustainability benefits. Whilst some hedgerow and tree removal is necessary to facilitate the development, compensatory planting with the use of native species is proposed. It is noted that the areas of open space differ from the previously approved reserved matters application. Rather than a single area of space to the south east as previously approved, the proposed plan has an area of open space connecting with the pond to the north east and more dispersed areas of open space providing landscape buffers. The overall amount of open space is similar.
35. The proposed site layout takes account of habitat connectivity and green infrastructure through the site and between the site and the wider area. The proposed fence designs should ensure environmental permeability and connectivity for wildlife.

Impact on neighbours

36. There is a sufficient degree of separation between the existing dwellings and the proposed houses to ensure that the Council's spacing standards are met. As such it is considered that the proposal will not result in any loss of amenity for existing residents and the future residents within the development.
37. The properties along Gorse Lane have the closest relationship with the site. At present the existing Goodyear Furniture Centre and Business Park buildings run along the entire southern boundary and are of a considerable height and massing. The proposals will significantly reduce the dominant impact these buildings currently have upon the properties

along Gorsey Lane and so will result in a significant improvement from a visual perspective as the built form along this boundary will be significantly reduced and softened.

Traffic and transport

38. The acceptability of the principle of the site access was established by the grant of outline planning permission. This is a reserved matters application that seeks approval for the outstanding details.
39. The layout has been well considered as the carriageways, footways and junctions, relate well with the buildings and the general surroundings. The proposed development is permeable internally and the main pedestrian/cyclist routes are accommodated on-street. The current scheme also provides for footpath links to the north and east of the site.
40. 8no. parking spaces will be provided for users of the community building plus an additional space for a larger vehicle such as a minibus.
41. All the residential properties meet the Council's parking standards. The majority of the spaces will be provided in the curtilages of the properties. On the higher density part of the site, not all spaces are provided in driveways as some will be located in a parking court style layout.
42. 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.

Drainage and flood risk

43. A Flood Risk Assessment (FRA) prepared by Betts Associates Ltd (Ref: BLH02_FRA, Rev 3.1) was submitted as part of the outline application. The Environment Agency confirmed that they had reviewed the report and confirmed that they are satisfied that the proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere, provided that any subsequent development proceeds in accordance with the recommendations of the FRA.
44. One of the conditions of the outline planning permission states that development should not take place until a surface water drainage scheme for the site has been submitted and approved.

CIL

45. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

Other Issues

46. As this is a reserved matters application pursuant to an outline permission, it is only matters of layout, scale, appearance and landscaping that are for consideration at this stage. Many of the issues raised by objectors have already been considered at the outline stage or will be considered as part of conditions and the associated legal agreement. These must not, therefore, be repeated as part of this application.
47. The applicant will also be required to discharge conditions placed on the outline permission, which requires a number of issues to be approved by the Council, including surface water drainage details and foul water drainage details.
48. There is already a village hall and no need for a further community facility: The Mawdesley Scout Group have confirmed that they require a purpose built facility, that their membership is strong and that they have the resources to manage to the facility.
49. Will local people be given priority in respect of affordable housing? The S106 agreement sets out the eligibility criteria for the social rented units in schedule 8. This states that priority

will be given to residents of Mawdesley or those with a specific connection to Mawdesley. After this, priority will be given to residents of the parishes of Croston , Eccleston or Heskin, before being offered to residents of other western parishes, before being made more generally available.

50. Not all residents of Mawdesley were notified: Letters were sent to 278 addresses notifying residents of this application. This reflected all the addresses notified and any additional addresses that responded to the previous reserved matters application. An advert was also placed in the Chorley Guardian and a site notice posted on Gorse Lane. It was not considered necessary to notify all residents of Mawdesley.

CONCLUSION

51. 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.

RELEVANT HISTORY OF THE SITE

Ref: 14/00022/OUTMAJ **Decision:** PEROPP **Decision Date:** 20 November 2014

Description: Outline application for the means of access to a mixed use development comprising up to 56 residential units, a community building with car park and public open space and change of use from B1 (office) / B8 (storage) use to a retail showroom

Ref: 14/01218/REMAJ **Decision:** PERRES **Decision Date:** 22 April 2015

Description: Reserved matters application pursuant to outline planning permission 14/00022/OUTMAJ for the erection of 56 no. dwellings and a scout hut with associated parking. Layout, scale, appearance and landscaping to be considered.

Ref: 15/00152/OUTMAJ **Decision:** WDN **Decision Date:** 7 October 2016

Description: Section 73 application to vary condition 18 (Code for Sustainable Homes) attached to outline planning approval 14/00022/OUTMAJ.

Ref: 85/00510/FUL **Decision:** PERFPP **Decision Date:** 5 August 1985

Description: Erection of 10625 sq ft building for display and storage of fitted kitchens

Ref: 79/00168/FUL **Decision:** PERFPP **Decision Date:** 1 October 1979

Description: Warehouse for storage of basketware.

Suggested Conditions

To follow