

Item A. 1 08/01098/REMAJ Approve Reserved Matters

Case Officer Mrs Nicola Hopkins

Ward Astley And Buckshaw

Proposal Reserved matters application for the erection of 84 apartments and 24 dwellinghouses at the Southern Commercial Area, Buckshaw Village.

Location Land South Of Buckshaw Avenue Buckshaw Avenue Buckshaw Village

Applicant Eden Park Developments Ltd

Consultation expiry: 26th November 2008

Application expiry: 23rd January 2009

Proposal The proposal incorporates the erection of 84 apartments and 24 dwellinghouses. The application relates to the southern part of Buckshaw Village, referred to as the Southern Commercial Area. This area was included within the original outline approval for the whole of the Village.

The Southern Commercial Area Design Code states that the central core of this area will be given over to a mixed use core which will incorporate shops, restaurants, offices, commercial and leisure facilities. This application relates to the western fringe of the commercial area immediately adjacent to the central commercial core of the Village.

Three planning applications have been submitted which include this application for the western residential fringe, an application for the central commercial core and an application for a petrol filling station. The application for the central commercial core is reported elsewhere on this agenda.

Summary The principle of housing on this site was established with the grant of outline planning permission. It is considered that the proposal accords with the approved Design Code for the Southern Commercial Area and as such the scheme is considered to be acceptable.

Planning Policy **National Polices:**
PPS1, PPS3, PPS9, PPS22, PPS23, PPS25, PPG17

North West Regional Spatial Strategy (RSS):

Policy DP1: Spatial Principles

Policy DP7: Promote Environmental Quality

Policy RDF1: Spatial Priorities

Policy L4: Regional Housing Provision

Policy RT9: Walking and Cycling

Policy EM5: Integrated Water Management

Adopted Chorley Borough Local Plan Review:

GN2: Royal Ordnance Factory, Euxton

GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats

GN9: Transport Accessibility

EP17: Water Resources and Quality

EP18: Surface Water Run Off

HS4: Design and Layout of Residential Developments

TR1: Major Development- Tests for Accessibility and Sustainability

TR4: Highway Development Control Criteria

TR18: Provision for pedestrians and cyclists in new developments
Statement of Community Involvement

Planning History

97/00509/OUT- Outline application for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities & rail station) & indication of junction improvements on surrounding road network. Approved November 1998

02/00748/OUTMAJ- Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station). Approved December 2002

06/00786/REMAJ- Construction of main access road, drainage and landscaping along southern commercial perimeter road. Approved September 2006

08/01099/FUL- Erection of a Petrol Filling Station and associated infrastructure at the Southern Commercial Area, Buckshaw Village. Pending consideration

08/01100/REMAJ- Reserved Matters Application for the Southern Commercial Area, Buckshaw Village. Including retail uses, residential, car parking, related infrastructure and landscaping. Pending consideration.

Applicant's Case

The following points have been submitted in support of the application:

- The mixed use core will act as the local centre providing a focus and identity for Buckshaw
- The proposal is integrated into the rest of the Buckshaw Village development through road, cycle and footpath connections with the aims of serving the needs of the village conveniently
- This convenience leads to the promotion of sustainability through ease and accessibility, minimising peoples' requirements and temptation to use private transport
- The focal point is a vibrant and active village square with the provision of restaurants, cafes and retail uses. The apartments have terraces and balconies to create further interaction with the street scene.
- The appearance of the proposal is designed to contribute further to the village centre identity, by creating active facades and variation through the use of an eclectic mix of styles, ranging from 19th Century traditional architectural language to present day.
- The modern design adds a dynamic modern feel to the development

Representations

None received

Consultations

Environment Agency has no objection subject to various conditions/informatives

United Utilities have no objections subject to various conditions/informatives

Chorley Borough Council's Landscape Assistant considers the landscape layout to be of high design quality

South Ribble Borough Council have no objections

Chorley Borough Council's Urban Design Manager has made various comments on the proposal which have been forwarded to the agents for the application.

Assessment

Principle of the Development

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 a mixed use area including housing within the Masterplan approved under the outline permission and the Southern Commercial Design Code. The Masterplan states that this parcel should reflect the transition of the area from rural to urban incorporating 2 to 3 storey blocks, principally terraces with individual houses sandwiched in between or attached.

The principle of developing the site for housing was established when outline planning permission was granted for the site. The proposal incorporates the erection of twenty 4 bedroom houses at two storey level, four 4 bedroom houses at 2.5 storey level, six apartment blocks at 3 storey level incorporating a total of 72 two bedroom apartments and two apartment blocks at three storey level incorporating a total of 8 one bedroom apartments and 4 two bedroom apartments.

Design and Character

The proposal incorporates a mixture of three storey apartment blocks and 2/2.5 storey terraced/ semi-detached houses. The Ambleside/ Buttermere apartment blocks are located on corner plots with open space and pedestrian access located to the front and side of the building. The buildings incorporate front projections, vertically proportioned windows and dormer style windows in the roof space. The Coniston apartments reflect large three storey dwellinghouses with a mix of brick and render. The dwellinghouses reflect more modern properties with dormer windows and front balconies.

The use of vertically proportioned windows, brick quoins and arched windows with the apartment buildings represent late 18th Century dwellinghouses whereas the more modern dwellinghouses with stone window surrounds and square windows represent mid 19th Century dwellinghouses which accords with the Design Code for this area.

Access and Parking

The residential dwellinghouses proposed as part of this development will be accessed via Buckshaw Avenue. Some of the properties incorporate in curtilage garages however the majority of the parking is located to the rear of the dwellinghouses in the form of parking courts.

Twenty 4 bedroom houses and the apartment blocks proposed do not include in curtilage parking however 171 car parking spaces are proposed to the rear of the dwellinghouses which is sufficient for the type and number of dwellings proposed.

Access to the whole site was considered at outline planning stage and several road improvements/ alterations have occurred to the surrounding road networks. This notwithstanding however a transport assessment has been submitted with the application. The travel assessment concludes that the site is located within a very sustainable location and no material effects on the surrounding highway network will be created by this development.

Cycle storage and bin storage will be located within the rear parking courts for the apartment blocks.

Community Involvement

Although this application is a reserved matters application the owners of the site, Eden Park, undertook a community consultation event to inform residents of the proposals. This is in accordance with the Council's Statement of Community Involvement and included a public exhibition where neighbours were asked to comment on the proposed scheme.

It is evident that there is support for the development of this area of the site, in particular the mixed use retail core which forms part of a separate planning application.

Impact on the setting of the Listed Building

Buckshaw Hall, a Grade II* Listed Building, forms part of the Southern Commercial Area. The proposed western fringe housing subject to this planning application will face the Hall. There are two housing parcels, parcels M and N, immediately adjacent to the Hall which are yet to be developed. When these parcels are developed the properties proposed as part of this application will face the dwellings located on these parcels. The proposals have been designed to demonstrate the transition between urban and rural and accords with the Masterplan for this area. As such it is not considered that the proposal will adversely impact on the setting of the Listed Building.

Conclusion

The principle of housing on this site was established with the grant of outline planning permission and the approval of the Design Code for the Southern Commercial Area. The character of the dwellinghouses accords with the Design Code and the proposal is considered to be acceptable.

Recommendation: Approve Reserved Matters 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 51 of the Planning and Compulsory Purchase Act 2004.

2. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. 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.

4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. 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.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

5. 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.

6. 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.

7. 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.

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 RT2 of the North West Regional Spatial Strategy 2008.

9. 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.

10. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.

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

11. 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.

12. Prior to the commencement of the development full details of the proposed railings shall be submitted to and approved in writing by the Local Planning Authority. The railings shall replicate the Buckshaw railings which have been erected throughout Buckshaw Village. The development thereafter shall be carried out in accordance with the approved plans.

Reason: In the interests of the visual amenities of the area and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control
