

## **APPLICATION REPORT – 19/00100/REM**

**Validation Date: 26 March 2019**

**Ward: Eccleston And Mawdesley**

**Type of Application: Reserved Matters**

**Proposal: Reserved matters application pursuant to outline planning permission 14/00022/OUTMAJ for substitution of house type on Plots 6, 9, 12, 31 and 55 approved under reserved matters permission 17/01097/REMMAJ**

**Location: Goodyear Business Park Gorsey Lane Mawdesley**

**Case Officer: Mr Iain Crossland**

**Applicant: Jones Homes Lanc. Limited**

**Agent: N/A**

**Consultation expiry: 17 April 2019**

**Decision due by: 21 May 2019**

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### **RECOMMENDATION**

1. It is recommended that reserved matters consent is granted subject to conditions.

### **SITE DESCRIPTION**

2. The application site is a major housing site that benefits from planning permission for 56 dwellings, a community building with car park and associated landscaping and highway works (Refs: 14/00022/OUTMAJ and 17/01097/REMMAJ).
3. The development site as a whole 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.
4. The 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.
5. 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.

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

6. This application seeks reserved matters consent for plot substitutions on part of the approved development. The revised proposal affects 5 no. plots pursuant to outline permission 14/00022/OUTMAJ and which were approved previously under reference 17/01097/REMMAJ.

7. The proposed development is subject to a number of conditions attached to the outline planning permission and a separate S106 Obligation.

## **REPRESENTATIONS**

8. The application has been publicised on site and no representations have been received as a result of this publicity.

## **CONSULTATIONS**

9. Mawdesley Parish Council: No comments have been received.

## **PLANNING CONSIDERATIONS**

10. The principle of redeveloping the site with housing was originally established as being acceptable by the grant of outline planning permission in 2014, and by the grant of reserved matters consent in August 2018. This application is for the consideration of 5no. plot substitutions only.
11. The fencing and landscaping proposals would remain to the same standards as those previously approved.
12. The proposed house types would be similar to those that would be substituted in that they remain four bedroom detached dwellings of similar scale and footprint, whilst the orientation would also remain the same. The differences are largely aesthetic with the proposed house types being of a more simplified nature. There would be a central gable feature with front canopy, whereas the previously approved house type included two gable pediment features, bay windows and porch. Overall, there would be no discernible impact on the overall character of the development.
13. The scheme has been designed to ensure that the Council's minimum spacing standards are adhered. It is considered that the relationship with the neighbouring properties would be acceptable and would not result in a reduction in the level of residential amenity expected to be enjoyed by the occupiers of other dwellings within or adjoining the development or a greater degree of harm when assessed against the approved scheme.
14. The approved net density of the development remains unchanged.
15. The car parking arrangements also remain unchanged.

## **CONCLUSION**

16. The total number of dwellings remains unchanged and the acceptability of the principle of residential development on this site was established with the previous grant of planning permission. The proposed amendments to the layout and house type substitution are considered to be acceptable. The applicant is bound by the conditions placed on the outline permission and the legal agreement.

## **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/REMMAJ    **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:** 17/01097/REMMAJ      **Decision:** PERRES      **Decision Date:** 31 August 2018  
**Description:** 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).

**Ref:** 18/00793/FUL      **Decision:** REFFPP      **Decision Date:** 3 October 2018  
**Description:** Erection of 3no. dwellings and associated landscaping in lieu of previously approved Scout Hut (App No. 14/00022/OUTMAJ and 17/01097/REMMAJ)

**Ref:** 18/00950/MNMA      **Decision:** PEMNMZ      **Decision Date:** 5 November 2018  
**Description:** Minor non-material amendment to reserved matters permission 17/01097/REMMAJ (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)) to update the drawing reference number set out within condition 3 (approved plans)

**Ref:** 18/01119/OUTMAJ      **Decision:** PDE      **Decision Date:** Pending  
**Description:** Section 73 application to vary conditions nos. 18, 19, and 20 (Code for Sustainable Home) and to remove condition 21 (Carbon Reduction Statement) attached to planning permission 14/00022/OUTMAJ (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:** 18/01124/DIS      **Decision:** PEDISZ      **Decision Date:** 14 February 2019  
**Description:** Application to discharge conditions 5 (levels) and 11(estate street phasing and completion plan) attached to planning permission 17/01097/REMMAJ - 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).

**Ref:** 19/00268/DIS      **Decision:** PCO      **Decision Date:** Pending  
**Description:** Application to discharge conditions 6 (boundary treatment), 7 (facing materials), 8 (surfacing materials), 9 (pervious paving), 11 and 12 (surface water drainage scheme), 13 (geo-environmental investigation), 17 (dust management plan), 23 (construction method statement), 24 (highway construction scheme), 25 (site access scheme), 26 (vehicle control barrier), 28 (highway management and maintenance), 29 (highway construction details), 31 (habitat management plan), 32 (lighting scheme) and 33 (mitigation method statement for great crested newts) attached to planning permission 14/00022/OUTMAJ - 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

**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

**To follow.**