

APPLICATION REPORT – 19/00150/REMAJ

Validation Date: 26 February 2019

Ward: Euxton South

Type of Application: Major Reserved Matters

Proposal: Reserved matters application for the landscaping of the development pursuant to outline planning permission 15/00162/OUTMAJ for a self-build residential development comprising up to 8 detached dwellings with all matters reserved save for access.

Location: Euxton Mill Dawbers Lane Euxton Chorley PR7 6EB

Case Officer: Mr Iain Crossland

Applicant: J&S Homes (Chorley) Ltd

Agent: Neil Pike Architects

Consultation expiry: 26 March 2019

Decision due by: 28 May 2019

RECOMMENDATION

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

SITE DESCRIPTION

2. The application site is located in the Green Belt at Euxton and was previously occupied by a large mill building, which was demolished owing to safety concerns in 2011. The original boundary wall remains adjacent to the highway at Dawbers Lane. Other than this the site comprises cleared ground. The site is located between the River Yarrow to the south and Dawbers Lane to the north and slopes from the highway down towards the river. The immediate area comprises sporadic ribbon development of mostly residential properties and surrounding open agricultural land of lowland character.
3. Outline planning permission was granted in November 2018 for a self-build residential development comprising up to 8 detached dwellings with all matters reserved save for access (15/00162/OUTMAJ).

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The proposed development seeks reserved matters consent for the strategic landscaping of the site pursuant to outline planning permission 15/00162/OUTMAJ, which was for a self-build residential development comprising up to 8 detached dwellings with all matters reserved save for access.

REPRESENTATIONS

5. No comments have been received.

CONSULTATIONS

6. Euxton Parish Council: No comments have been received.

7. Lancashire Fire And Rescue Service: Advice has been provided in respect of building regulations standards.
8. Greater Manchester Ecology Unit: Have no objection.

PLANNING CONSIDERATIONS

Principle of the development

9. The acceptability of the principle of the development has been established by the grant of outline planning permission.

Impact on character and appearance of the locality

10. The application site is most visible from Dawbers Lane to the north, where the boundary consists of a distinctive stone wall, which is to be retained as part of the overall development. Beyond the stone wall is an open area of land sloping gently towards the River Yarrow to the south. There is a distinct change in levels between Dawbers Lane and the application site, which is at a lower level.
11. There are few opportunities for amenity landscaping across the site and such landscaping is restricted to the eastern entrance and the estate road near to the western entrance where there would be grassed verge and two trees. Trees are to be included in the front garden areas of the housing plots facing the estate road with hedges to some front boundaries, which would help to soften the appearance of the development. There would also be some small areas of shrub planting to corner plots. This level of landscaping is considered to be appropriate in the context of what is a small development site with few opportunities for the development of any comprehensive amenity landscaping.
12. The proposed planting comprises native species and is considered to be suitable for the proposed development site. There are no trees that would be removed and all existing trees to the periphery of the site would be retained, which is a positive outcome.
13. Overall the proposed landscaping would provide a suitable approach to the strategic landscaping of the site and would help to frame the approved housing development. It is, therefore, considered that any impact on the character and appearance of the locality would be acceptable.

CONCLUSION

14. The details of the proposed landscaping scheme are considered acceptable and the reserved matters application is recommended for approval.

RELEVANT HISTORY OF THE SITE

Ref: 10/00456/OUTMAJ **Decision:** PERFPP **Decision Date:** 21 October 2011
Description: Demolition of the redundant mill building and construction of 55 apartments and communal facilities together with the erection of 6 two storey cottages and associated surface car parking (retirement living)

Ref: 14/00913/REM **Decision:** PERRES **Decision Date:** 11 December 2014
Description: Reserved matters application to address the landscaping associated with the approved cottages (pursuant to outline permission ref: 10/00456/OUTMAJ).

Ref: 15/00162/OUTMAJ **Decision:** PEROPP **Decision Date:** 22 November 2018
Description: Outline application for a self-build residential development comprising up to 8 detached dwellings with all matters reserved save for access

Ref: 15/00971/DIS **Decision:** PEDISZ **Decision Date:** 4 April 2016
Description: Application to discharge conditions 1 (external facing materials), 2 (hard ground-surfacing materials), 3 (levels), 5 (surface water drainage), 6 (foul water drainage/disposal), 7 (landscaping), 10 (invasive species), 11 (habitat enhancement and management plan), 14

(swallow nesting opportunities), 15 (lighting scheme), 16 (bin storage/recycling area), 17 (desktop study), 20 (Archaeology) and 21 (wheel washing facilities) attached to outline planning approval 10/00456/OUTMAJ

Ref: 15/01046/DIS **Decision:** PEDISZ **Decision Date:** 14 January 2016
Description: Application to discharge condition 4 (tree survey) attached to reserved matters consent 14/00913/REM

Ref: 15/01230/FUL **Decision:** PERFPP **Decision Date:** 6 October 2017
Description: Part retrospective application for the erection of 6 cottages with rear dormer windows (this part of the site has outline planning consent 10/00456/OUTMAJ and reserved matters approval 14/00913/REM for 6 cottages)

Ref: 17/01083/DIS **Decision:** PEDISZ **Decision Date:** 14 November 2018
Description: Application to discharge conditions 4 (surface water drainage), 14 (rear fencing details), and 17 (ramp access details) attached to planning permission 15/01230/FUL - Part retrospective application for the erection of 6 cottages with rear dormer windows (this part of the site has outline planning consent 10/00456/OUTMAJ and reserved matters approval 14/00913/REM for 6 cottages)

Ref: 18/01150/REM **Decision:** PERRES **Decision Date:** 7 February 2019
Description: Reserved matters application for the erection of a single detached dwelling (Phase 7) (pursuant to outline planning permission 15/00162/OUTMAJ)

Ref: 18/01157/DIS **Decision:** REDISZ **Decision Date:** 7 February 2019
Description: Application to discharge conditions 3 (surface water drainage scheme), 4 (management of sustainable drainage system), 5 (Ground Investigation Report), 8 (highway access scheme), 10 (ecological appraisal), 11 (invasive species protocol), 13 (lighting design strategy), 14 (phasing plan for the development), 15 (phasing of the self build plots), 16 (footpath upgrade), 20 (Construction Method Statement), 21 (estate phasing plan), 23 (street management details) and 25 (broadband scheme) attached to planning permission 15/00162/OUTMAJ - Outline application for a self-build residential development comprising up to 8 detached dwellings with all matters reserved save for access

Ref: 18/01162/OUTMAJ **Decision:** PCO **Decision Date:** Pending
Description: Section 73 application to remove conditions 22 (estate road completion) and 24 (street construction details) attached to planning permission 15/00162/OUTMAJ (Outline application for a self-build residential development comprising up to 8 detached dwellings with all matters reserved save for access).

Ref: 18/01193/REM **Decision:** PERRES **Decision Date:** 4 March 2019
Description: Reserved matters application for the erection of a single detached dwelling and detached garage (Phase 8) (pursuant to outline planning permission 15/00162/OUTMAJ)

Ref: 19/00096/REM **Decision:** PCO **Decision Date:** Pending
Description: Reserved matters application for the erection of a single detached dwelling (Phase 6) (pursuant to outline planning permission 15/00162/OUTMAJ)

Ref: 19/00221/REM **Decision:** PCO **Decision Date:** Pending
Description: Reserved matters application for the erection of two detached dwellings (Phases 3 and 4) (pursuant to outline planning permission 15/00162/OUTMAJ)

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

No.	Condition									
1.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="336 378 1321 510"><thead><tr><th data-bbox="336 378 788 443">Title</th><th data-bbox="788 378 1034 443">Drawing Reference</th><th data-bbox="1034 378 1321 443">Received date</th></tr></thead><tbody><tr><td data-bbox="336 443 788 472">Location plan</td><td data-bbox="788 443 1034 472">N/A</td><td data-bbox="1034 443 1321 472">20 February 2019</td></tr><tr><td data-bbox="336 472 788 510">Landscape Proposal</td><td data-bbox="788 472 1034 510">5840.01</td><td data-bbox="1034 472 1321 510">20 February 2019</td></tr></tbody></table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Drawing Reference	Received date	Location plan	N/A	20 February 2019	Landscape Proposal	5840.01	20 February 2019
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