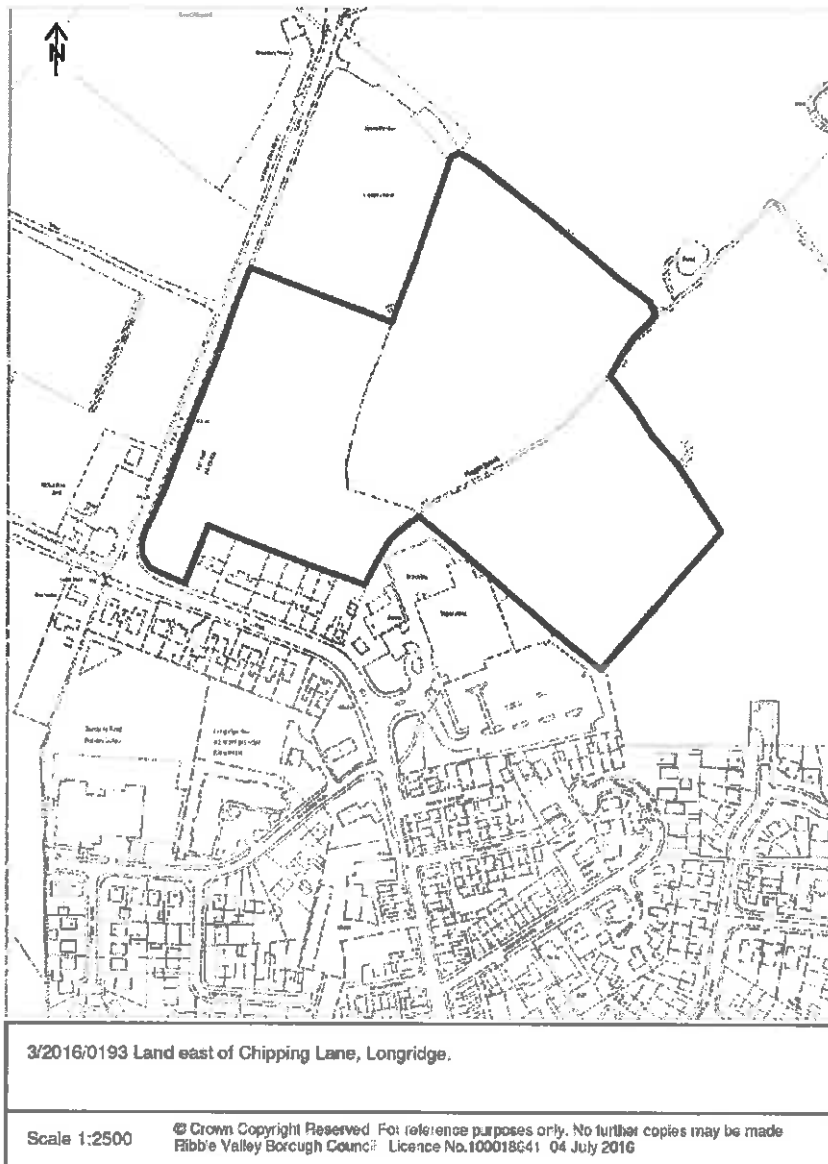


APPLICATION REF: 3/2016/0193/P

GRID REF: SD 360397 438052

DEVELOPMENT DESCRIPTION:

APPLICATION FOR THE DETAILED APPROVAL OF APPEARANCE, LANDSCAPING , LAYOUT AND SCALE FOR THE ERECTION OF 118 DWELLINGS (PHASE 1) PURSUANT TO OUTLINE CONSENT 3/2014/0764 FOR THE DEVELOPMENT OF UP TO 363 HOMES INCLUDING AFFORDABLE HOUSING AND HOUSING FOR THE ELDERLY, RELOCATION OF LONGRIDGE CRICKET CLUB TO PROVIDE A NEW CRICKET GROUND, PAVILION, CAR PARK AND ASSOCIATED FACILITIES, NEW PRIMARY SCHOOL, VEHICULAR AND PEDESTRIAN ACCESS LANDSCAPING AND PUBLIC OPEN SPACE, WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS. LAND EAST OF CHIPPING LANE, LONGRIDGE



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Longridge Town Council objects to this application on the following grounds:

- Inadequate drainage on site
- The previous determination was based on misleading information.

Members will note that the Town Council have commissioned and submitted an independent drainage report (PSA Design Ref: T2069/DW). That undertakes a review of the 'Flood Risk Assessment and Drainage Appraisal' dated March 2015. The assessment is critical of the findings and the assumption made in the aforementioned report.

However, members will also note that the aforementioned Flood Risk Assessment does not form part of the current application for determination as the report was part of the submission documentation accompanying the outline consent (3/2014/0764) for the site which has subsequently been approved.

Thornley with Wheatley have also objected to the proposal and concur with the view taken by Longridge Town Council. The Council have raised particular concerns in respect of flooding at the area known as Tile Kiln Corner.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

The Highway Development Control Section has offered a number of observations in respect of the application and has raised no objection based on their suggestions/concerns being addressed. The majority of the observations relate to internal aspects of the development and their potential/suitability for adoption.

The applicant is currently revising the internal aspects of the development to take account of these concerns and do not consider that these amendments will result in significant changes that will have a material impact upon any existing neighbouring occupiers.

UNITED UTILITIES:

No objection to the proposal subject to the imposition of planning conditions relating to foul/surface water drainage and details to be submitted in respect of the Management and maintenance of Sustainable Drainage Systems.

LEAD LOCAL FLOOD AUTHORITY:

Lead Local Flood Authority has no further comments to add to those previously provided at the outline stage of the application.

ENVIRONMENT AGENCY:

No observation to make in respect of the application.

ELECTRICITY NORTH WEST:

Have considered the planning application and have found it could have an impact on existing infrastructure but have raised no objection to the proposals.

PRESTON CITY COUNCIL:

The council has no further comments to add to those already offered at outline stage (no objection).

SPORT ENGLAND:

Sport England does not wish to raise an objection to this application subject to the imposition of planning conditions requiring the submission of a Risk Assessment and Mitigation Strategy.

ADDITIONAL REPRESENTATIONS:

16 letters of representation have been received objecting to the application on the following grounds:

- Loss of Privacy and overbearing development
- Loss of view/outlook
- Impact upon the existing highways network
- Increased flooding as a result of the development
- The proposal suggests culverting
- Devaluation of property
- Impact upon highways safety
- Increased traffic generated by the application

1. Site Description and Surrounding Area

- 1.1 The application site comprises 13.22 acres of agricultural land and lies on the eastern side of Chipping Lane to the north west of Longridge. The site and surrounding land is defined open countryside.
- 1.2 Longridge Cricket Club is located to the north western extents of the development site with the application site bounding both the southern and eastern extents of the grounds.
- 1.3 The rear gardens of properties fronting Inglewhite Road back are located to the south and back directly onto the site, along with the vehicle service station and car wash on Inglewhite Road and the Sainsbury's store.

2. Proposed Development for which consent is sought

- 2.1 Reserved Matters consent is sought for Phase 01 of outline consent 3/2014/0764 (development of up to 363 homes). The matters for which consent is sought are appearance, layout, landscaping and scale.
- 2.2 The application seeks consent for the erection of 118 dwellings units consisting of the following housing mix:
 - 15 x 2 Bedroom affordable dwellings
 - 12 x 3 Bedroom affordable dwellings
 - 5 x 2 Bedroom bungalows (Affordable Over 55's LTH)
 - 4 x 1 Bedroom apartments (Affordable over 55's)
 - 4 x 1 Bedroom apartments (Over 55's open Market)

- 5 x 2 Bedroom bungalows (LTH open market)
- 3 x 2 Bedroom dwellings (Open Market)
- 36 x 3 bedroom dwellings (Open market)
- 34 x 4 Bedroom Dwellings (Open market)

- 2.3 The submitted layout proposes a single point of vehicular access off Chipping Lane (already approved) connecting to a main vehicular route that serves a number of private drives and will provide linkages to further phases of the development. The proposal benefits from the inclusion of a number of dedicated pedestrian/cycle links within the development that provides links to Chipping Lane with provision being proposed for connectivity to further phases of development to the north and east.
- 2.4 The majority of the development will be single storey and two storeys in height. It is proposed that 2 x pairs of semi-detached dwellings and a terrace block of three units will be of 2.5 storeys in height. It is proposed that these will be located to the east of the rear boundary of the adjacent supermarket, lessening their visual prominence and ensuring that they have no impact upon adjacent existing neighbouring properties. A further pair of semi-detached dwellings of 2.5 storeys in height are proposed towards the northern extents of the proposal within a small clustered parcel of development.
- 2.5 The proposal created provision for a Local Equipped Area for Play (LEAP), details of which will be secured via condition. Managed Open Space is also proposed directly to the south and east of the existing cricket ground which also provides a natural stand-off/buffer to the Cricket Grounds. A number of existing shelter belts/hedgerows are proposed to be maintained that will act as natural play areas and also aid in preserving and enhancing biodiversity and ecology.

3. Relevant Planning History

3/2014/0438:

Proposed development of 106 residential units, including affordable housing, new vehicular and pedestrian accesses, landscaping, public open space and ecological enhancement - Refused (appeal received, subsequently withdrawn).

3/2014/0764:

Development of up to 363 homes including affordable housing and housing for the elderly, relocation of Longridge Cricket Club to provide a new cricket ground, pavilion, car park and associated facilities, new primary school, vehicular and pedestrian access landscaping and public open space, with all matters reserved except for access. (Approved with conditions)

4. Relevant Policies

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement EN3 – Sustainable Development and Climate Change

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME3 – Site and Species Protection and Conservation

Policy DME6 – Water Management

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The principle of the development of the site for residential purposes has been established as acceptable through the granting of consent 3/2014/0764, this permission is currently live and extant. The current application seeks reserved matters consent for Phase 01 of the aforementioned permission, therefore matters of principle and potential conflict with the Development Strategy for the Borough are not matters which can be considered as part of the current application.

5.1.3 Therefore, notwithstanding other development management considerations, it is considered that in principle there are no potential conflicts with the Development Strategy for the borough as embodied within Key Statement DS1 or Policy DMG2 of the adopted Core Strategy.

5.2 **Impact upon Residential Amenity:**

5.2.1 The only residential properties directly adjacent or directly affected by phase 01 of the proposed development are those which front Inglewhite Road, being located directly to the south and adjacent the development site.

5.2.2 The proposed dwellings that have a direct relationship with the aforementioned existing properties are limited to two storeys in height with the form of development in this location being limited to semi-detached or detached dwellings. The side to side spacing between the proposed dwellings has been increased in this location to ensure they are afforded a higher level of visual permeability.

5.2.3 The submitted details propose that the new dwellings will have an offset distance of approximately 27m from the properties to the south, measured at their closest point with further offset distances ranging up to 35m being proposed.

5.2.4 It is proposed that a single detached dwelling will be located on the Inglewhite Road Chipping Lane corner. The siting of the dwelling responds well to the inherent building line of the existing dwellings on Inglewhite Road to which it will be read in conjunction with. A side to side offset distance of 8m is proposed from the nearest existing dwelling.

5.2.5 Therefore, taking into account the proposed separations distances and the spatial relationships between adjacent existing/future dwellings and that of the proposed, it is not considered that the proposals would be of significant detriment to existing neighbouring residential amenity by virtue of a loss of privacy, loss of light or direct overlooking.

5.3 Visual Amenity/External Appearance:

- 5.3.1 The application has been subject to extensive negotiation at pre-application and application stage and is considered to be in broad accordance with the overall framework/masterplan established as acceptable at the outline stage.
- 5.3.2 Amendments to house type, layout and landscaping have been sought and secured to ensure the development as a whole will successfully visually reflect the beginnings of the transition from the more urban fabric of Longridge to that of a semi-rural/rural context. The overall success of the proposed development will be governed by a similar approach being taken to the further phases of development.
- 5.3.3 It is proposed that the dwellings will be constructed of a mixture of stone, render and brickwork with the materials pallet varying to define character areas and parcels of development. The house types will be detailed with stone heads, cills and jambs also befitting from the introduction of stone band detailing and the addition of chimney stacks to key plots. Quoin detailing and 'Lancashire projecting porches' amongst other additions have been incorporated into the elevation language to ensure an adequate and acceptable contextual response.

5.4 Highway Safety and Accessibility / Public Rights of Way:

- 5.4.1 The Highway Development Control Section have raised as small number of concerns regarding the potential future adoptability of element of the internal layout. Amended plans are awaited that will address these issues but it should be noted by members that these issues, in isolation could not constitute a reason for refusal given there is no requirement to construct the internal highway to an adoptable standard unless the applicant wishes to seek future adoption.

5.5 Landscape/Ecology:

- 5.5.1 The overall layout and development parcels follow closely the parameters and framework of the overall masterplan and landscape framework. However, further details have been sought in respect of landscaping including additional planting rations/margins and it will be required that the applicant demonstrates how this will achieve overall biodiversity ecological enhancement.
- 5.5.2 At the time of the writing of this report these matters are still outstanding but based on discussion with the applicant I am convinced that the detailed proposals to be brought forward will meet the aforementioned expectations/requirement.

5.6 Flood Risk and Drainage:

- 5.6.1 A number of representations, including that of the Town Council, have raised the issue of increased flood risk and drainage in respect of the application. As members will note the Statutory Consultees responsible for matters relating to flooding and drainage have raised no objection. Matters of surface water drainage/run-off are required to be submitted prior to the commencement of the development and a technical assessment of these will be made at the appropriate stage in partnership with the relevant responsible body.

6. **Observations/Consideration of Matters Raised/Conclusion**

- 6.1 Given the separation distances between existing and proposed dwellings and taking account of the overall proposed layout it is not considered that the proposal would result in any significant detrimental impact upon existing/future residential amenities by virtue of direct over-looking.
- 6.2 Taking account of the overall scale and layout of the proposed development it is not considered that the proposal would be of detriment to the visual amenities and character of the area.
- 6.3 It is further considered that the site layout and spatial arrangements resultant from the proposed development are sufficient to ensure that the proposal would not be of detriment to existing/future residential amenities by virtue of a loss of light, over bearing or over dominant impact
- 6.4 It is for the above reasons and having regard to all material considerations and material matters raised that the application is recommended accordingly.

RECOMMENDATION: That the application be DEFERRED AND DELEGATED to the Director of Community Services for approval following the receipt of acceptable amended details relating to house types, landscaping and layout within 3 months from the date of this Committee meeting.

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
- Drawing numbers TBC following receipt of amended details.

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

2. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

3. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strict in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that proposed development responds appropriately to the topography of the site and is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. Prior to the commencement of the development details of the pumping station/sub-station and all utility structures/buildings and their precise location shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and responds appropriately to the character of the area in accordance with Policy DMG1 of the Ribble Valley Core Strategy

5. Notwithstanding the submitted details, elevational details at a scale of not less than 1:50 and details of the precise location of all proposed refuse and cycle storage provision shall have been submitted to and approved by the Local Planning Authority prior to their installation. For the avoidance of all proposed cycle storage shall be enclosed and lockable.

The development shall be carried out in strict accordance with the approved details and the approved details which shall be made available for use prior to first occupation of the dwellings(s) hereby approved / prior to the use hereby approved becoming operative and shall be retained for use at all times thereafter.

REASON: In order that the Local Planning Authority may ensure that the development provides adequate provision for the storage of domestic waste and encourages the use of sustainable means of transport in accordance with Key Statement DM11 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

6. The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure to ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene/area in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area or be of detriment to the residential amenities of future/existing occupiers in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

8. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
 - Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
9. The development shall subsequently be completed, maintained and managed in accordance with the approved details.

REASON: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage for the duration of the lifetime of the development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

BACKGROUND PAPERS:

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2016%2F0193

