

**Item A. 1**                      **06/00034/REMAJ**                      **Approve Reserved Matters**

**Case Officer**                      **Mrs Wendy Gudger**

**Ward**                                      **Chorley South West**

**Proposal**                              **Erection of 43 No houses and apartments with associated works**

**Location**                              **Land Off Keepers Wood Way Chorley Lancashire**

**Applicant**                              **Barratt Manchester**

**Proposal:**                              This reserved matters application proposes the construction of 43 units of accommodation on Parcel 13 of the Gillibrands Site.

Permission has previously been granted for the development of this site for 43 dwellings. The applicants at that time were Redrows. The site has now been sold to Barratts who are applying for a similar development but with changes to house types.

The development comprises 24 apartments set in one three storey block which will overlook the recreational area/playing fields and three two storey blocks at the entrance to the site. The remaining dwellings will comprise semi-detached and terraced properties. Parking is provided in central courtyards with a combination of parking spaces and garaging.

A plan is attached to this report that shows the proposed layout of the site.

**Policy:**                                      The following policies are of relevance:-

- HS1 Housing Allocations
- HS4 Design and Layout of Residential Developments
- TR4 Highway Development Control Criteria
- HS19 Public Open Space Requirements
- HS21 Playing Space Requirements
- GN1 Settlement Policy-Main Settlements
- GN5 Building Design
- GN8 High Density Development in Appropriate Locations

**Planning History:**                      This application is a reserved matters application and includes the details of siting, design, means of access, external appearance and landscaping which were omitted from the original outline planning permission 9/96/00727/CB4. That original application was for the residential development and associated facilities on land south of Copper Works Wood, west of Gillibrand Hall and north and west of Southlands School. This original outline application has been renewed on a number of occasions.

Two previous applications for reserved matters approval submitted in 2003 for a similar development were withdrawn (references 9/03/01181/REMAJ and 9/03/01217/REMAJ).

An application for reserved matters approval 05/0556/REMAJ for the development of 43 dwellings was approved in November.

**Consultations:** The Councils Head of Environmental Services identifies that the application lies within 250 metres of a former landfill site and that all developments within 50m of the gas venting trench will require landfill gas protection measures as agreed with the developer. The space and number of communal bins required for waste and recycling for the apartments needs to be agreed.

The County Archaeologist has not raised any objection to the proposed development.

The Maps Team have identified a number of issues in relation to boundary treatments, defensible space, car parking areas and lighting of communal spaces and car parks.

The Head of Public Space Services has commented on a number of matters relating to car parking spaces, access and visibility.

**Representations:** A single letter of objection has been received from a local resident on Denham Wood Close. Comments raised are as follows:-

- Keepers Wood way is a narrow sub road with no pedestrian pavement any additional traffic would increase congestion.
- The development would reduce the open aspect of the boundaries.
- There are already numerous properties for sale and the area has reached saturation point.
- Since moving to the site in July 2005 a constant stream of mud and rubbish has washed down Keepers Wood way and this development would add to and extend the time they have to tolerate it.

**Assessment:** This application, proposes development which accords with the principles established by the outline planning permission with only the details of the proposed development open to consideration. All the conditions and agreements that have previously been imposed on the outline approvals would apply to any consent. The application falls within the main settlement area and is on an allocated site. The dwelling density reflects that set out in PPG 3 Housing. The application therefore complies with policies HS1, GN1 and GN8 of the Local Plan.

Parcel 13 the subject of this application was originally identified as the potential site for a school within the original development scheme. The agreements between the Council and the developer allowed for the use of this parcel for residential purposes if it came about that the school site was not required for that purpose. The County Council have indicated that this is the case and the land can be released for residential development. Reserved matters consent has previously been granted for the erection of 43 dwellings on that basis.

In relation to those matters raised by the local resident these are matters that mainly relate to the principle of the development rather than the details to be considered at this stage. These have been dealt with on the outline application. The development of this site has also been established by the approval of the reserved matters

application 05/00556/RESMAJ where matters of detailed design were approved.

In relation to the comments from the Maps Team these are either detailed matters of construction, which have been drawn to the applicants attention, or are matters controlled by the outline planning permission and associated agreements. The applicants have however amended the details in line with certain comments and will provide fenced boundary areas.

The design and layout of the properties, generally reflects the characteristics of the site and the previous developments that have been permitted. The layout has been amended to take on board the comments of the highway engineer. In overall terms the detailed design of the proposed buildings are acceptable. The development complies with policies HS4, TR4 and GN5 of the Local Plan

The proposal would result in some welcome overlooking of the adjacent recreational and open spaces areas, particularly from the three storey block of apartments. There will be a need to delineate boundaries to deter the use of residents parking by users of the recreational facilities. Details of fencing etc that could achieve this are already the subject of conditions on the original outline planning permission. Both open and play space are already allocated within the larger development and the development complies with policies HS19 and 20.

In conclusion, the revised scheme is considered to result in an acceptable form of development. The application is therefore recommended for approval. All matters to be controlled by condition are suitably covered by conditions attached to the original outline planning permission.

**Recommendation: Approve Reserved Matters Conditions**

1. This consent relates to the following plans:

| <b>Plan Ref.</b> | <b>Received On:</b> | <b>Title:</b>                 |
|------------------|---------------------|-------------------------------|
| 340/O(PM)S01     | 10/01/2006          | Ordnance (Pro Map) Survey     |
| 340/PL01 REVB    | 10/03/2006          | Planning and Landscape Layout |
| 340/TLS01        | 10/01/2006          | Topographical Land Survey     |
| 2278/DET/02      | 10/012006           | Brick Piers                   |
| GF1              | 10/01/2006          | Standard Feather Edged Fence  |
| 2361/FA3/01      | 10/012006           | Plans and Elevations          |
| GF2              | 10/012006           | Low Feather Edged Fence       |
| 2205/PAL4/002A   | 10/012006           | Floor Layouts & Section       |
| 2205/PAL4/001    | 10/01/2006          | Ground Floor Setting          |
| 2205/PAG/01      | 10/01/2006          | Plans & Elevations            |
| 2205/ESC/01      | 10/01/2006          | Plans & Elevations            |
| 2205/BUH/01      | 10/01/2006          | Plans & Elevations            |
| 2205/MAI/02 A    | 10/01/2006          | Plans & Elevations            |
| G.1/2. REV A     | 10/01/2006          | Standard Single Garage        |

*Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.*

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 plan(s). 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. Before development commences full details of lighting to the car parking and communal areas shall be submitted to and approved by the Local planning Authority. Such details as approved shall be implemented in full within two months of the construction of the last dwelling unless otherwise agreed in writing with the Local Planning Authority.

*Reason: To improve the safety of residents and in accordance with policy HS4 of the Adopted Chorley Borough Local Plan Review*

4. Notwithstanding previously submitted details before the development hereby approved is commenced full details of bin storage to be provided to the apartment buildings shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented in full prior to the first occupation of any unit within the apartment buildings to which the bin storage facilities relate.

*Reason. To ensure the satisfactory storage of refuse and in accordance with policy HS4 of the Adopted Chorley Borough Local Plan Review.*

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